CLOVERDALE

AREA REDEVELOPMENT PLAN

Schedule A and B
to Bylaw No. 7972

APPROVED - MARCH 25, 1986

THE CITY OF Edmonton PLANNING AND BUILDING

86/421P9012-125

APPROVED

As to Form
City Solicitor

As to Content
Department Head

As to Principle _____
City Manager

BYLAW NO. 7972

Cloverdale Area Redevelopment Plan Bylaw

A Bylaw to designate Cloverdale as a Redevelopment Area, and to adopt the Cloverdale Area Redevelopment Plan,

WHEREAS The Cloverdale Area is a changing area within the City of Edmonton; and

WHEREAS it is deemed in the public interest to pass a Redevelopment Plan Bylaw for the Cloverdale Area, pursuant to Section 65 of the Planning Act, R.S.A. 1980, c.P-9, as amended;

NOW THEREFORE the Municipal Council of the City of Edmonton, after due compliance with the provisions of the Planning Act and duly assembled, hereby enacts as follows:

1. The Cloverdale Area as shown on the map annexed here to as Schedule "A", is hereby designated as a redevelopment area (hereinafter referred to as "the Redevelopment Area"), pursuant to Section 65(a) of the Planning Act, for the purposes defined therein.

2. The Cloverdale Area Redevelopment Plan annexed here to as Schedule "B" is hereby adopted as the Cloverdale Area Redevelopment Plan, pursuant to Section 65(b) of the Planning Act.

READ a first time this 14th day of January A.D. 1985 6
READ a second time this 14th day of January A.D. 1985 6
READ a third reading and duly passed this 25th day of March A.D. 1985 6

THE CITY OF EDMONTON

"Laurence Decore"
MAYOR

"C.J. McGonigle"
CITY CLERK

CLOVERDALE
AREA REDEVELOPMENT PLAN

(Schedule A to Bylaw No.7972)

THIS MAP REPRESENTS A CONCEPTUAL ILLUSTRATION
IT IS NOT INTENDED TO PROVIDE SITE-SPECIFIC DIRECTION
TO LAND USE REGULATION MECHANISMS

Map 1
Cloverdale Plan Area Boundary

Cloverdale A.R.P. Area Boundary

North Saskatchewan River Valley A.R.P. Boundary

Cloverdale Area Redevelopment Plan
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Section 1 - Introduction

1.1 Plan Area Boundary

Cloverdale is bounded by the North Saskatchewan River on the north, Connors Road on the west and south, and Strathearn Drive on the east. Nearby residential neighbourhoods include Strathearn to the southeast, Forest Heights to the northeast and Bonnie Doon to the south.

The Cloverdale Area Redevelopment Plan (ARP) boundary is shown on the accompanying illustration Map 1 - Cloverdale Plan Area Boundary (Schedule A to Bylaw No. 7972).

1.2 Authority for the Plan

City Council authorized the Planning and Building Department to prepare an Area Redevelopment Plan Bylaw (ARP) for the River Valley in December 1983. By the approval of that ARP in February, 1985, Council allowed for retention of the residential neighbourhoods in the river flats and directed that an Area Redevelopment Plan be prepared for Cloverdale.

1.3 Legal Conformity With Other Legislation

The Cloverdale Area Redevelopment Plan meets the requirements of the Planning Act, Chapter P-9, Section 67, as well as the Edmonton Metropolitan Regional Plan, the Edmonton General Municipal Plan Bylaw No. 6000 and the Edmonton Land Use Bylaw No. 5996. This Plan also complies with the guidelines for planning the central area set out in the North Saskatchewan River Valley Area Redevelopment Plan Bylaw No. 7188 adopted by Council on February 1, 1985.

This Plan conforms to the Edmonton General Municipal Plan Bylaw No. 6000, as amended, which specifies the following objectives and policies:

1. encourage variety in the types, tenure, cost and density of residential land uses accommodated in inner city areas (objective 2.A(b); objective 5B; policies 5.B.2 and 13.A.6),

2. encourage the rejuvenation of established neighbourhoods through rehabilitation of existing housing stock and small scale redevelopment (objective 2.A(g)),

3. minimizing the impact of transportation on inner city communities (objective 8.D, policies 8.D.2 and 8.D.3).

In accordance with the Planning Act, in order to implement the Area Redevelopment Plan, an amendment to the Edmonton Land Use Bylaw No. 5996, as amended, is required prior to final approval of this Plan. The amendments are contained in Land Use Bylaw No. 7971 which accompanies this Area Redevelopment Plan.

The North Saskatchewan River Valley Area Redevelopment Plan, Bylaw No. 7188, established guidelines that were to be considered when planning for the Central Area and when preparing this Plan for Cloverdale. These are paraphrased below:

a) Primarily residential development will be proposed in South Cloverdale (south of 98 Avenue).

b) New or expanded major facilities which adversely impact the residential communities shall be discouraged.

c) Proposed new development should be designed to take advantage of the river location and should be integrated with design concepts of the Capital City Recreation Park.

d) Additional commercial uses may be proposed, and if so, should serve local residential development and existing recreational development, be compatible to parkland development, or be part of a city-wide facility.

e) Ensure the provision of pedestrian links to all abutting neighbourhoods, including the downtown, and ensure that the facilities that provide these links are of sufficient capacity to accommodate the proposed development for this area.

f) A marketing strategy for the disposal of City owned lands in Cloverdale will be developed in conjunction with the preparation of the Area Redevelopment Plan (ARP). Disposal of lands will occur upon completion of this ARP and in a manner compatible with the ARP.

g) Residential and other suitable uses, including parks and recreational uses, may be considered in the Cloverdale Area Redevelopment Plan area.

1.4 Public Participation Activities

The local community was consulted throughout the preparation of this Plan. Numerous public meetings, workshops, surveys and design competition activities took place between May, 1984 and November, 1985. Details of these activities can be found in the Cloverdale Neighbourhood Profile Report. The consultation program has involved the community league, various city departments, individual property owners and renters. The River Valley Community Design Competition gave the design professionals and the wider community of Alberta an opportunity to present comments and ideas on Cloverdale redevelopment.

1.5 Structure of the Plan

The Cloverdale Area Redevelopment Plan sets out the objectives for the Plan Area and the policies and program commitments required to implement these objectives. The Plan consists of five sections, the first gives background information on the area and describes the legislative framework for the Plan. The second section describes the existing conditions and identifies the issues, the Plan objectives and the overall development concept for Cloverdale. Section 3 contains Council policies which will regulate and guide development activity in the area. These policies affect such things as residential and commercial land uses; transportation; recreation, open space and community facilities; utilities services and the disposal/acquisition of city-owned property. The fourth section identifies implementation strategies, authority and timing. The fifth section contains land use regulations and redevelopment guidelines to be implemented through the Edmonton Land Use Bylaw and this Area Redevelopment Plan.

There are three companion documents which accompany this Area Redevelopment Plan Bylaw. These are:

1. Bylaw No. 7971, a bylaw which amends the Edmonton Land Use Bylaw No. 5996.

2. The Cloverdale Area Redevelopment Plan Implementation Report, which outlines specific actions and program changes required to achieve the objectives and policies of the Plan, and the timing, budgeting and the approval process required for each.

Section 2 - Neighbourhood Development

2.1 Neighbourhood Context

2.1.1 History of Development

Cloverdale is a small residential neighbourhood located on the North Saskatchewan River flats approximately two kilometers away from the downtown. It is one of Edmonton's oldest neighbourhoods and played an important part in the early industrial development of the city.

The founding of Cloverdale can be traced back to 1870 when two settlers, David Daigneault and William Bird, staked out farms on the river flats. The Daigneault farm was west of Mill Creek Ravine and Bird's farm east of the same creek. These farms were to be subdivided in later years to accommodate a variety of residential, commercial and industrial functions.

Transportation facilities appeared in Cloverdale with the construction of the Edmonton, Yukon and Pacific Railway (EYPR) in 1901, using Mill Creek Ravine as its right-of-way. The EYPR crossed the Low Level bridge, which was built in 1900 connecting Strathcona with Edmonton.

Cloverdale was a fully established community in 1914, with schools, stores, local industries and churches. Some notable businesses in early Cloverdale were the Edmonton Lumber Co. (1905-1915), Edmonton City Dairy (1906-1933) and Edmonton Pressed Brick Co. Ltd./P. Anderson Brickyard (1900-1914 + 1922-1932). In 1915, the largest recorded flood in the City destroyed and damaged many homes and industries in Cloverdale. Today, the only surviving large building from this era is the Bennett School, constructed of brick in 1912.

The Cloverdale Community League, originally called the Bennett School Community League, was formed in 1915 to organize recreational activities for the area. Now in its 70th year, it is one of the City's first community organizations.

A City policy was adopted in the 1930's which established the North Saskatchewan River Valley as a unique parkland resource for leisure and recreation. The City began to acquire land that was offered for sale or through tax default with a view to furthering this parkland concept.

The concept of a River Valley park system was reaffirmed by the Bland, Spence Sales Report in 1949. This report reconfirmed the need for a system of development controls and a long term land acquisition plan for the River Valley property. This Policy continued until it was reversed by City Council on December 14, 1983.

2.1.2 Population

Cloverdale today is one of the smallest neighbourhoods in Edmonton with a 1983 population of 419 persons in 195 households.

The population characteristics are typical of most older neighbourhoods where there is a low proportion of pre-schoolers and teens and a large number of seniors.

Over 42% of the residents are employed full-time. Average household income in 1981 was $28,832, lower than the metro Edmonton average of $31,998.

In 1983, two hundred and eighty-two or 67% of the area residents had lived in this neighbourhood for at least three years.

2.1.3 Land Use

The existing land uses in Cloverdale are illustrated on Map 2 - Existing Land Use. The Cloverdale Area Redevelopment Plan area occupies approximately 80 hectares of land, most of which is park and open space.

Much of the housing in this neighbourhood is 50 to 70 years old. Eighty percent are single detached dwellings. An exterior building condition survey conducted by the Planning and Building Department in late 1984 indicated that 46% of all the residential buildings in Cloverdale were not in need of major or minor repair, and were structurally sound. Twenty-seven percent (27%) of the houses were in need of minor repair, 17% were in need of major structural repair and 17 houses or 10% of the total housing stock were beyond structural repair.

Ninety-Eight Avenue is an important arterial roadway running through the northern part of the neighbourhood with average weekday traffic volumes of 23,200 vehicles.

CLOVERDALE
AREA REDEVELOPMENT PLAN

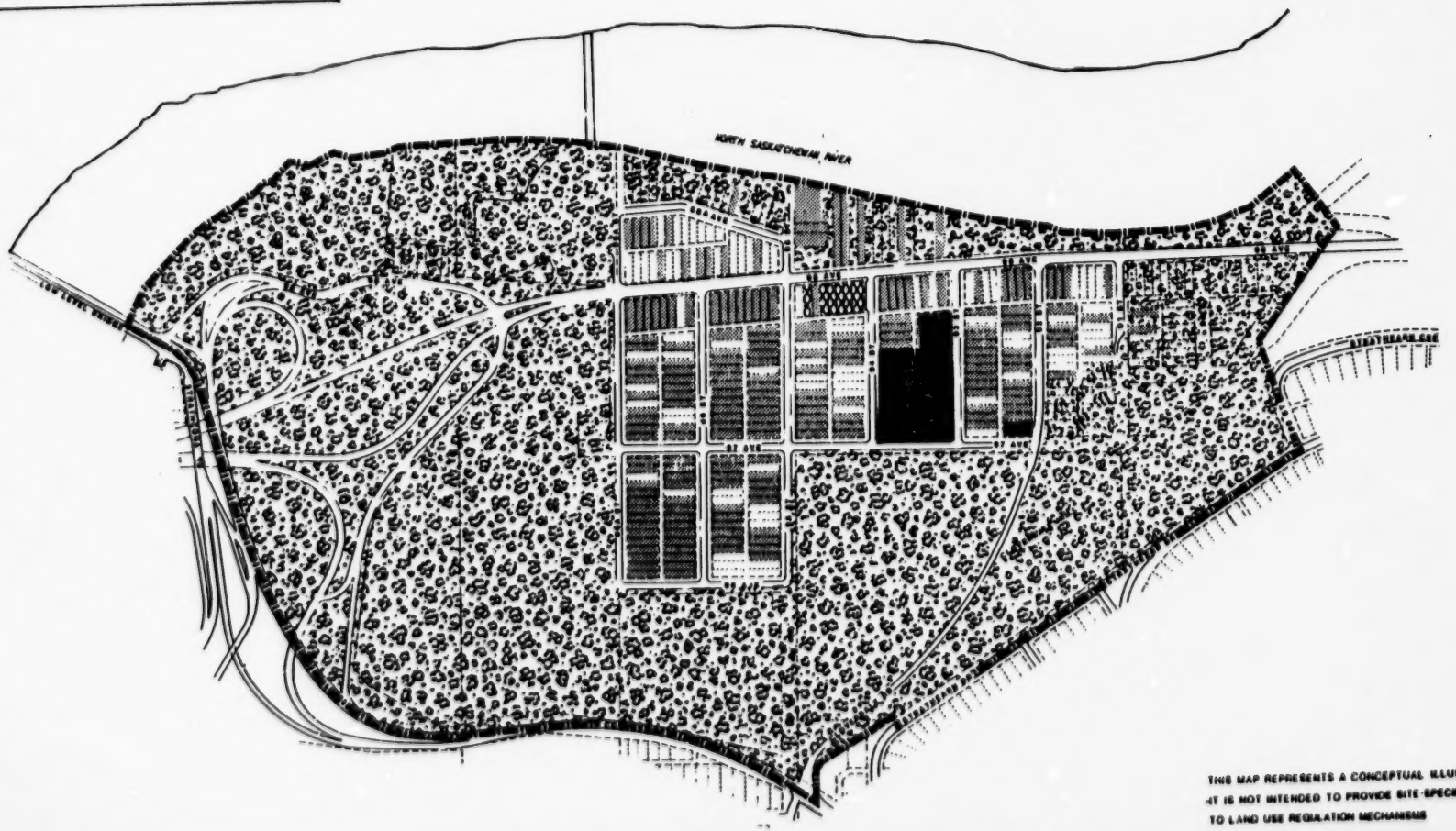
SCALE
100m 50m 0 100m 200m

DECEMBER , 1985

Map 2
Existing Land Use

- Single and Two Unit Dwellings
- Commercial
- Institutional
- Recreational and Open Space
- Vacant Land

SOURCE: Planning and Building Department, Field Survey



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No public or separate schools are located in Cloverdale. Children must travel to schools in adjacent neighbourhoods or to private schools elsewhere in the City. The Bennett Environmental Education Centre is a special Public School Board facility offering environment and nature related programs to students on a city-wide basis.

There are major City-level public facilities in this area, such as the Muttart Conservatory, the City Greenhouses, the Edmonton Ski Club facilities, a boat launching site, picnic sites and bicycle trails. Gallagher Park is used by air balloonists, rugby players, baseball players, and tobogganists, and it is the site of the annual Edmonton Folk Festival.

More complete information on the neighbourhood is available in a companion document to this Plan called The Cloverdale Neighbourhood Profile Report. The Report is available from the Planning and Building Department.

2.2 Issues

The proposed redevelopment of Cloverdale over the next several years will present a number of opportunities for current and future residents and for the City administration. The Cloverdale Plan addresses a number of the issues which were identified by residents, Civic Departments and City Council. A summary of the issues facing the neighbourhood is presented below:

2.2.1 General Land Use Issues

The quantity, quality, location and type of new development to be allowed and encouraged in the neighbourhood are the main land use issues. Cloverdale, both historically and today, is a "village" of modest homes. Its previous industrial base is gone and in its place are city-wide facilities such as the Bennett Environmental Education Centre and the Muttart Conservatory. It is these amenities and its location in a park setting adjacent to the Capital City Recreation Park and the North Saskatchewan River, which will ensure that Cloverdale will continue to be a desirable place to live. Whether it continues to be a village of modest homes or a gentrified enclave for the affluent will be influenced by the land use guidelines adopted. The places where new housing is located and the type of housing built will be determined largely by the marketplace. The market in Cloverdale will be influenced by factors such as its proximity to the downtown, the environmental constraints imposed by the risk of flooding from the North Saskatchewan River and the volume of traffic on the major arterial which transverses the neighbourhood.

2.2.2 Neighbourhood Size and Type Issues

The issues related to neighbourhood size and type are:

a) How many people should be housed in Cloverdale? and

b) What mix of population types should the plan encourage? e.g., families, singles or couples.

There are approximately 419 people living in Cloverdale today. The future population will be influenced by the limited amount of redevelopment land available and by the limited range of land use districts being considered for the neighbourhood. A future population projection of 1,200 people was used for planning purposes in this Plan. This is based on the future redevelopment of the vacant lots in the existing residential area at current low density levels and the addition of medium density housing in the northern part of the neighbourhood along 98 Avenue. It should be noted that a population of 1,200 people is below the population level usually associated with a range of community services and facilities. Among a number of factors which will influence the level of population and the population mix are: the housing types possible under the proposed zoning, the historic role of the neighbourhood, its proximity to the downtown and finally, the potential amenities of the location of the neighbourhood near the river.

2.2.3 Housing Issues

The housing issues that were identified are:

a) Should new housing be restricted to detached and semi-detached family dwellings?

The predominant housing form in Cloverdale is the bungalow, some with converted basement suites. There are also a few recently built semi-detached houses. These housing types conform to the RF3 land use district currently applied to much of the neighbourhood. Residents have expressed satisfaction with this level of residential density and housing type. They would like to see new housing developed which is compatible with the current housing and style and density.

b) What type of housing, and at what density, should be allowed in the blocks along 98 Avenue?

In a review of the housing situation carried out during Plan preparation it became clear that medium density housing should be permitted in the northern part of Cloverdale along 98 Avenue. The reasons for this assessment are:

1. City ownership patterns will facilitate the formation of land consolidations large enough to permit medium density redevelopment,

2. many of the existing houses in the area are in need of major repair and may be redeveloped,

3. many lots lie vacant,

4. there is sufficient land area for medium density housing and to allow for buffering, and

5. the area has good visual and recreational amenity potential to attract residential developers and future residents.

c) Should the City replot and redistrict the large parcel of land to the east of 92 Street?

Various submissions to the River Valley Community Design Competition held from October, 1984 to January, 1985 recommended medium density housing for a large parcel of developable land east of 92 Street. Some of this land is districted RF3 and some of it is districted A (Metropolitan Recreational). An examination of the development potential of this site showed that with a replot scheme and the application of a medium density districting, additional units could be built in the neighbourhood. A housing project at this density could economically provide design features which would enhance the overall quality of housing in the eastern part of Cloverdale. This project would also be able to minimize the impact of traffic noise from 98 Avenue on future neighbourhood residents by various design solutions.

d) How can the condition of the existing housing stock be improved?

Some of the existing privately-owned housing stock is in need of renovation so that it can meet the requirements of the Edmonton Minimum Standards Bylaw. Other redevelopment areas in the City have benefited by the application of the Residential Rehabilitation Assistance Program (RRAP) and through other programs, such as the Seniors' Home Improvement Program sponsored by the Province.

2.2.4 Commercial Issues

The main issue is whether or not to expand the existing commercial district in Cloverdale.

The only commercial area in Cloverdale is on the south side of 98 Avenue between 94 and 95 Streets. The block contains a ski shop, a small convenience store, an automotive repair garage and a gas bar. It is districted CNC -Neighbourhood Convenience Commercial.

A few submissions in the River Valley Community Design Competition recommended expanding retail land uses along the south side of 98 Avenue and in part of the block north of the avenue. The stated reasons for these proposals include providing better retail services to the existing and future population, providing retail activity in Cloverdale for City-wide users of 98 Avenue and providing retail facilities for the users of the Capital City Recreation Park (CCRP) trail system.

Neighbourhood residents support a limited increase in commercial activity adjacent to as well as north of the existing facility.

2.2.5 Transportation Issues

The transportation issues are:

a) the difficulty of local traffic accessing to and egressing from 98 Avenue.

98 Avenue has an average weekday traffic volume of 23,200 vehicles and is a major regional traffic arterial carrying commuters to and from areas such as the downtown, the government centre and the University of Alberta.

The volume of the unrestricted flow of traffic and its speed represents a daily problem for neighbourhood residents who wish to enter or exit Cloverdale, especially during times of peak traffic. Residents have asked that the situation be improved. They have requested the installation of a full phase traffic signal on 98 Avenue, and the reduction of the speed limit on the avenue to 50 km per hour from its current level of 60 km per hour.

b) the status of Cloverdale Hill Road as a local roadway.

Cloverdale Hill Road connects the neighbourhood with Connors Road to the south. It is not registered as a roadway and is in the land inventory of the Parks and Recreation Department. The status of Cloverdale Hill Road was reviewed by Civic departments and local residents during the Connors Road Facility Plan exercise. The review centered on the Road's usefulness as a neighbourhood street and the safety aspects of the Cloverdale Hill and Connors Road intersection.

In a survey taken at the time of the Facility Plan exercise in 1984, residents indicated that the road is used by the majority of residents to gain access to and egress from the neighbourhood at various times of the day.

The approval of the Connors Road Facility Plan by Council in 1984 implied a commitment to maintain all directional access at the Cloverdale Hill-Connors Road intersection.

Parks and Recreation has requested that Cloverdale Hill Road be registered as a local roadway if it is to remain open and that a bicycle trail be designated along the length of the road and 92 Street from Connors Road to 98 Avenue.

Cloverdale Hill Road will need upgrading in the near future as the roadbed is badly deteriorated and parts of the road are slumping.

c) pedestrian safety and noise pollution concern with 98 Avenue.

Neighbourhood residents have expressed concern for their safety when having to cross 98 Avenue because of the high vehicular speed and the high volume of traffic. Residents perceive 98 Avenue as a barrier dividing the neighbourhood and separating the majority of it from the River and the Capital City Recreation Park.

For example, residents have referred to the residential block north of 98 Avenue at public meetings as being isolated from the rest of the community.

The construction of a pedestrian overpass on 98 Avenue west of 96A Street, and the installation of a pedestrian activated traffic signal at 94 Street have helped mitigate this problem somewhat. However, residents still find these remedies inadequate to their need to have safer and more convenient crossing points on the avenue.

It is reasonable to assume that the issue of pedestrian safety on 98 Avenue will grow as the neighbourhood redevelops and the overall population increases.

98 Avenue also has an impact on the quality of the residential environment adjacent to the avenue. There are no noise barriers to minimize the effects of noise and dust, caused by the daily heavy car and truck traffic on the residents located along 98 Avenue. Only a few informal complains about traffic noise have been received from the residents of the few houses along the avenue at public meetings, most of which are city-owned.

Unless environmental improvements are instituted, housing along 98 Avenue may, in fact, be discouraged.

2.2.6 Parks and Recreational Facilities Issues

The issues identified are:

a) Future Expansion of Muttart Conservatory

The Muttart Conservatory is a major facility providing daily tours and limited programming to the general public. According to the master plan developed for the entire Muttart site, a teahouse/restaurant, botanical/rock garden, and arboretum are still to be developed. Included in this concept will be a natural amphitheatre that will be utilized for interpretive programming for the Muttart Conservatory and Summerfest/Folk Festival activities. As the remaining phases are implemented, access and availability of parking may become a problem.

b) Future of the Edmonton Ski Club

The Edmonton Ski Club leases the majority of the Gallagher Park site for its operation. The Ski Club and the Parks and Recreation Department are undertaking a market and cost benefit analysis relating to the provision of skiing services in the City of Edmonton. The results of this study will determine the long term feasibility of the Club and its target market.

During the ski season, the Club has been using vacant City- owned land for overflow parking. Since these lands will be developed for residential use in future, a solution to the parking and access need must be found. This is particularly important if the Ski Club intends to expand its operations significantly as a result of the market analysis.

c) Plans for a New Community League Hall

The existing Cloverdale Community League building situated north of 98 Avenue has been condemned due to structural problems. Fund raising efforts have been undertaken by the community to construct a new building, and the Community League has applied for capital funds to develop their new facility through the Community Recreation/Cultural Grant process.

d) Concerns about the provision of parking and traffic circulation related to city-wide recreation facilities in the neighbourhood.

Approximately 156,000 people visited one or another major recreation facility in Cloverdale during 1984. Daily variations in visitors ranged from 300 to over 1,500. These facilities include Muttart Conservatory, the Edmonton Ski Club and Gallagher Park.

Although only estimates in some cases, these statistics do begin to indicate the magnitude of the problem of ensuring that the traffic circulation and parking requirements related to these facilities do not negatively affect the adjacent residential environment.

Currently, streets and avenues adjacent to Muttart Conservatory are used for visitor parking.

The Edmonton Ski Club patrons park along 96A Street and on both sides of 96 Avenue as well as on adjacent vacant lots which were provided by Parks and Recreation as an overflow parking site. The club will lose the use of the vacant lots and some of the on-street parking as the neighbourhood redevelops and vacant lots are built upon.

The Conservatory will need additional parking if plans for an arboretum, botanical garden and tea house proceed. The Community League is planning a new building in Gallagher Park which will cater to city-wide users of the Park. There will be a need, therefore, to provide adequate parking for the League facility and plan traffic circulation to ensure the protection of the residential environment surrounding the facility.

e) Trail and Design Alternatives for the Capital City Recreation Park (C.C.R.P.)

Under the C.C.R.P. agreement with the Province, which could expire in April 1986, the land acquisition costs for the remaining four privately owned homes in the C.C.R.P. in Cloverdale would be funded by the Province. Funds for facilities improvements would not be provided by the Province.

Completing this work within the Plan implementation timeframe would require reprioritization of the Parks and Recreation Department's capital budget.

No Council policy exists to allow the Parks and Recreation Department to negotiate with the four remaining private land owners within the C.C.R.P. boundary. Council must give the administration approval to negotiate with the remaining land owners in order to take advantage of Provincial funding. If this occurs, these lands will be available to complete the trail system within the Park boundaries.

In the interim, alternative trail linkages have been developed along the existing sidewalk north of 98 Avenue to ensure continued access to the remaining trail system.

f) Bicycle Trail Connection to Strathearn Drive

In order to encourage use of the C.C.R.P. trail system, improvements are needed to the linkage between bicycle routes on the top-of-the-bank and the river valley trail systems. Also, to ensure the preservation of the natural area adjacent to Cloverdale Hill Road, access to the river valley for Strathearn residents must be provided. Intermittent walking paths presently exist within the natural area below Strathearn. A walkway/bike path could be accommodated along Cloverdale Hill Road to provide access to these residents. There is potential to include a bike ramp on the stairs which exist on the hillside.

A bike route exists adjacent to Connors Road linking Strathearn Drive with the new pedestrian bridge to Mill Creek. Improvements to signage should be examined.

g) Priority for Playground Renewal

The Community League would like to relocate and upgrade their existing playground. In particular they would like to see improvements for very young children. Under the Neighbourhood Park Development Programme the League would be eligible to apply for matching funds from the City to redevelop their playground.

An alternative to this approach could be to provide for this improvement through public improvement monies provided by the Cloverdale Plan.

h) New Access Route into Muttart Conservatory

As discussed previously, further expansion of Muttart facilities may result in access problems. In order to alleviate this possible problem, a separate access to the Muttart Conservatory could be accommodated from 98 Avenue from west of 96A Street.

i) Possible Siting of a Boating - Cross Country Skiing Facility near Rafter's Landing

The Parks and Recreation Department have had discussions with the Edmonton Rowing Club concerning the location of a club house facility in this vicinity. The area has an existing dock and river bank

improvements which would complement the proposal. Parking near the old Cloverdale Community League hall is also present. Questions relating to the nature of uses, scale of the facility, siting and access must be addressed.

j) Designation of the "Camel Humps" Nature Preserve

At present the natural treed area adjacent to Cloverdale Hill Road is utilized by the Bennett Environmental Education Centre for their nature interpretation programming. The Parks and Recreation Department have agreed that this is a suitable use. As the area is environmentally sensitive, intensive uses should not be encouraged. Appropriate signage of the area would help to identify its significance.

2.2.7 Flood-Risk Issue

The Cloverdale Neighbourhood, while not significantly affected, must address the issue of floodplain management. Almost 20% of Cloverdale (35 of 179 lots) is within the 1:100 year flood line. This floodline was estimated by Alberta Environment at an elevation of approximately 622.0 meters, although this elevation may be subject to change if and when further work is undertaken by that Department. The 1:100 year flood line is the level waters would reach in a flood which would occur once in 100 years at a certain location, taking into consideration the nature of the watercourse and the man made or natural obstructions on its banks.

There are two different assumptions that could be made with regards to flooding that facilitate the application of one type of flood protection measure over another. The two assumptions are as follows:

1. That municipal governments can and should control development in flood risks areas, as defined by federal and provincial governments. This would result in development regulations for construction in flood risk areas and enforcement of these regulations, through the Land Use Bylaw and/or Building Code. By establishing standards for safe construction in the flood plain, the City may assume responsibility in the event of flood damage to buildings which are constructed according to the flood regulations, or

2. That municipal governments need only warn the public about the dangers of development in flood risks areas, as defined by federal and

provincial governments. Using this approach the City would establish advisory guidelines for development in flood risk areas. Those wishing to build in a flood risk area would have to satisfy the City that the flood risk has been addressed. It would be the house builder's responsibility to provide certification from a qualified engineer or architect that the building design provides adequate flood protection.

In using this approach the City is more flexible in its regulation of development in the floodplain. Also, it places the responsibility for minimizing the potential for flood damage with the private owner/developer.

2.2.8 Utilities and Roadway Improvement Issues

The issues are as follows:

a) The sewer system is in need of repair and/or replacement to accommodate area redevelopment.

The neighbourhood is serviced by a combined storm water and sanitary sewage system, parts of which are over sixty years old. Additional demand on this system will be created as additional low and medium density housing is introduced into the area. The required works, as identified by the Water and Sanitation Department, include conversion of existing combined sewers to serve as sanitary sewers, extension of sanitary sewers to service additional lots and construction of a new separated storm sewer system for the area. An option to installing a separate storm water system is to rebuild the existing combined system. With these repairs the system is estimated to last another 20 to 25 years. The Water and Sanitation Department also proposed an inspection of the existing sewers by television camera to confirm the sewers are suitable for further use. They would also require a Roof Leader Disconnection Program in the neighbourhood.

No improvements are required to the water system over and above regular maintenance.

b) A number of roadways, boulevards and sidewalks in Cloverdale are in a rundown condition.

All roadways, boulevards, sidewalks and laneways were reviewed by Planning and Building and the Transportation Department in the fall

of 1985. The review identified a number of roadways, boulevards and sidewalks that need replacement or repairs. Laneways were found to be functional as is and generally in good condition.

The improvements are as follows:

1. 92 Street (97-98 Avenue)

   New 1.5m concrete walk east side and landscaping.

2. 93 Street (97-98 Avenue)

   Residential Street paving, minor curb and walk repair

3. 94 Street (97-98 Avenue)

   Residential street paving, curb repair, walk west side resurfacing

4. 96A Street (97-98 Avenue)

   Replace 1.5m walk on east side, west side curb reconstruction

5. 97 Avenue (92-93 Street)

   North side concrete walk, both sides, new curb and gutter, residential street paving

6. 96 Street (96-97 Avenue)

   Both sides remove and replace 1.5m concrete walk, minor curb reconstruction

7. 96A Street (96-97 Avenue)

   East side remove and replace 1.5m concrete walk

8. 97 Avenue (95-96A Street)

   Residential street reconstruction, minor curb repair

9. Cloverdale Hill Road (98 Avenue - Connors Road)

Residential street reconstruction

10. 96A Street (98-98A Avenue)

    Residential street paving, east side remove and replace 1.5m concrete walk

11. 98A Avenue (96A-95 Street)

    Residential street paving, construction of 1.5m concrete sidewalk on south side.

2.2.9 Public Area Improvements Issues

The main issues are:

1. How extensive should these improvements be?

2. What type of design treatment should be used?

A number of aspects of the residential environment in Cloverdale need improvement. The large number of vacant lots, many rundown City- owned houses and the poor condition of the sidewalks and roadways are, in large part, a consequence of the City's former policy to purchase parkland in the neighbourhood.

The recent change to that policy, and the desire to stimulate residential development and to market civic property in the neighbourhood have introduced a need to improve the overall neighbourhood environment.

A number of proposals on public area improvements were received as a result of the River Valley Community Design Competition. They were assessed as to their immediate applicability to the task of enhancing the neighbourhood environment and creating a marketable community image for Cloverdale.

There are three areas in the neighbourhood where public improvements have the potential to establish a special visual character for Cloverdale and would thus benefit redevelopment and marketing objectives for the area. The areas are:

1. Ninety-Eight (98) Avenue from 96A Street to 91 Street, including the Capital City Recreation Park area.

Ninety-Eight Avenue is Cloverdale's principal public street. However, this avenue is the most environmentally damaged residential area in Cloverdale. The high traffic volumes, the narrow sidewalks and the lack of street trees give the avenue a particularly unpleasant appearance. If housing and commercial redevelopment is to be encouraged along the avenue, improvements which include new street trees, special sidewalk treatment and street lighting should be considered.

2. Ninety-Seven (97) Avenue from 96A Street to 92nd Street, including the entrance to Gallagher Park.

Ninety-Seven Avenue is Cloverdale's principal community street where residents walk to various parts of their neighbourhood. The avenue also serves as an edge to the residential community and separates it from the major recreational facilities in Gallagher Park. Public improvements should be considered on 97 Avenue, which help to enhance the aspects of community along the avenue and which feature an appropriate entrance to the Community League facility site to the south of 97 Avenue in Gallagher Park.

3. The western and eastern entrance points along 98 Avenue in Cloverdale.

Gateway structures and/or signs which identify Cloverdale to motorists along 98 Avenue would significantly enhance the visual image and identify the Cloverdale area. These structures or signs would help reduce traffic speed on the avenue and help make Cloverdale a focal point for city-wide users of major recreational facilities such as Muttart Conservatory and the Capital City Recreation Park.

2.2.10 Disposal of City-Owned Land and New Acquisition Issues

The issues are as follows:

a) What role can the City play, as a major property owner in the area, to facilitate redevelopment and to further the objectives of this Plan?

The City owns 162 residential properties and one commercial lot in the neighbourhood. This is 57% of the 285 developable and developed

lots in the area. City Council directed that the Cloverdale Area Redevelopment Plan contain recommendations on the disposal of city-owned lots in the neighbourhood when adopting the North Saskatchewan River Valley Area Redevelopment Plan Bylaw. Disposal was to further the objectives of the City and those of the Cloverdale Area Redevelopment Plan.

The ownership of a large number of strategically located properties in the neighbourhood will allow the City to exercise a large degree of influence over the future shape and size of this neighbourhood.

The use of various land marketing and development techniques will allow the City to achieve good redevelopment, and possibly achieve a number of public area and local improvement objectives.

Some of the techniques considered include land consolidation through acquisitions, road and lane closures, replotting schemes, joint ventures with private owners, conditional sales, long term leasing and the trading of property.

b) Should individuals or groups be given preferential treatment in the disposition of City-owned lots and houses?

Potential individuals that could be given preferential treatment in the disposition of city-owned property are tenants and current neighbourhood property owners. Various residents have asked that current owners and tenants in the neighbourhood be given the first chance at the purchase of City-owned property within Cloverdale. This procedure was used by the Real Estate and Supply Services Department in the sale of property in Riverdale. Real Estate and Supply Services advises that offering City- owned property for sale to existing tenants and property owners would delay the general marketing process by 6-8 months.

2.2.11 Fiscal Implications Issues

The Cloverdale neighbourhood is largely to benefit from a variety of public works and public area improvements as result of the Area Redevelopment Plan.

The funding of these works may have to be detailed in a financial plan based on a number of sources such as taxes, sanitary and water utility rates, local

improvement charges, and the use of proceeds from city- owned property sales within the neighbourhood.

The financial plan will have to be approached in a comprehensive way to address the total cost of infrastructure and other improvements related to the Area Redevelopment Plan.

If the public improvements are to be completed in advance of actual redevelopment, an interim financing plan to front end the costs will be required.

Revenues from the sale of City-owned property which were purchased from the Parkland Purchase Reserve Fund must be returned to the Fund. Revenues from properties not so encumbered is transferred to the land revolving fund in accordance with City policy.

2.3 Strategic Overview and Plan Objectives

The aim of this Area Redevelopment Plan is to ensure that Cloverdale is rehabilitated and redeveloped in an economic and orderly fashion and in a way which is sympathetic to existing development. The Plan makes recommendations which reflect the historic and geographic nature of this Community - a "Village in the Park".

The following objectives express Council's intentions with regards to the future redevelopment of the Cloverdale area.

Housing Objectives

1. To retain much of the Cloverdale residential area for low density, family-oriented housing.

2. To introduce medium density housing forms in the neighbourhood which will allow for a variety of types, and designs of housing including family and non-family households.

3. To facilitate the rejuvenation of the existing housing stock.

4. To introduce variety to the streetscape and housing types and ensure that development of vacant lands and redevelopment of existing houses complements existing and proposed development.

5. To ensure that new development respects the scale and siting of existing housing stock.

6. To establish a rhythm or interval of development that is consistent with the narrow lot width that exists.

Commercial Objectives

7. To strengthen the convenience neighbourhood commercial area on 98 Avenue.

8. To ensure that redevelopment in the commercial district is of a low scale and intensity similar to the existing commercial development.

9. To create an environment which attracts visiting and local pedestrian shoppers along 98 Avenue.

Transportation Objectives

10. To ensure that negative transportation impacts from major recreational facilities in the neighbourhood are minimal or eliminated.

11. To ensure safe and convenient pedestrian and vehicular access to and egress from the neighbourhood.

Parks and Recreation Objectives

12. To ensure that adequate neighbourhood oriented recreation facilities are developed to meet the needs of the existing and future population resulting from redevelopment.

13. To allow the intensification and expansion of recreational opportunities of a city-wide nature in the neighbourhood and ensure that the negative impacts of such facilities are minimal or eliminated.

Flood Protection Objective

14. To designate part of the neighbourhood as a flood protection area and regulate development which is susceptible to flooding.

Utilities and Roadway Objectives

15. To ensure a good level of service for sewer, water, fire and police protection.

16. To ensure that roadways, sidewalks and laneways are improved to the city standard.

Urban Design and Public Area Objectives

17. To permit, encourage and assist the general physical upgrading of the neighbourhood.

18. To permit and encourage innovative housing designs which are compatible with existing development.

Natural Environment Objective

19. To designate a selected area in the neighbourhood as a nature preserve area.

Land Disposal and Acquisition Objectives

20. To dispose of city-owned lands at fair market value in a manner compatible with the objectives of the City and the Cloverdale Area Redevelopment Plan.

21. To acquire property where required and where possible to support land development and land marketing objectives related to the public property disposal program and the completion of the Capital City Recreation Park.

2.4 Neighbourhood Development Concept

The two following maps illustrate the overall future development strategy or concept for Cloverdale. These maps are Map 3 - Neighbourhood Public Improvement Concept and Map 4 - Proposed Land Use Concept. The concept diagrams illustrate the objectives and policies of the Area Redevelopment Plan.

The Concept includes:

- the retention of much of the single family housing district existing in the neighbourhood.

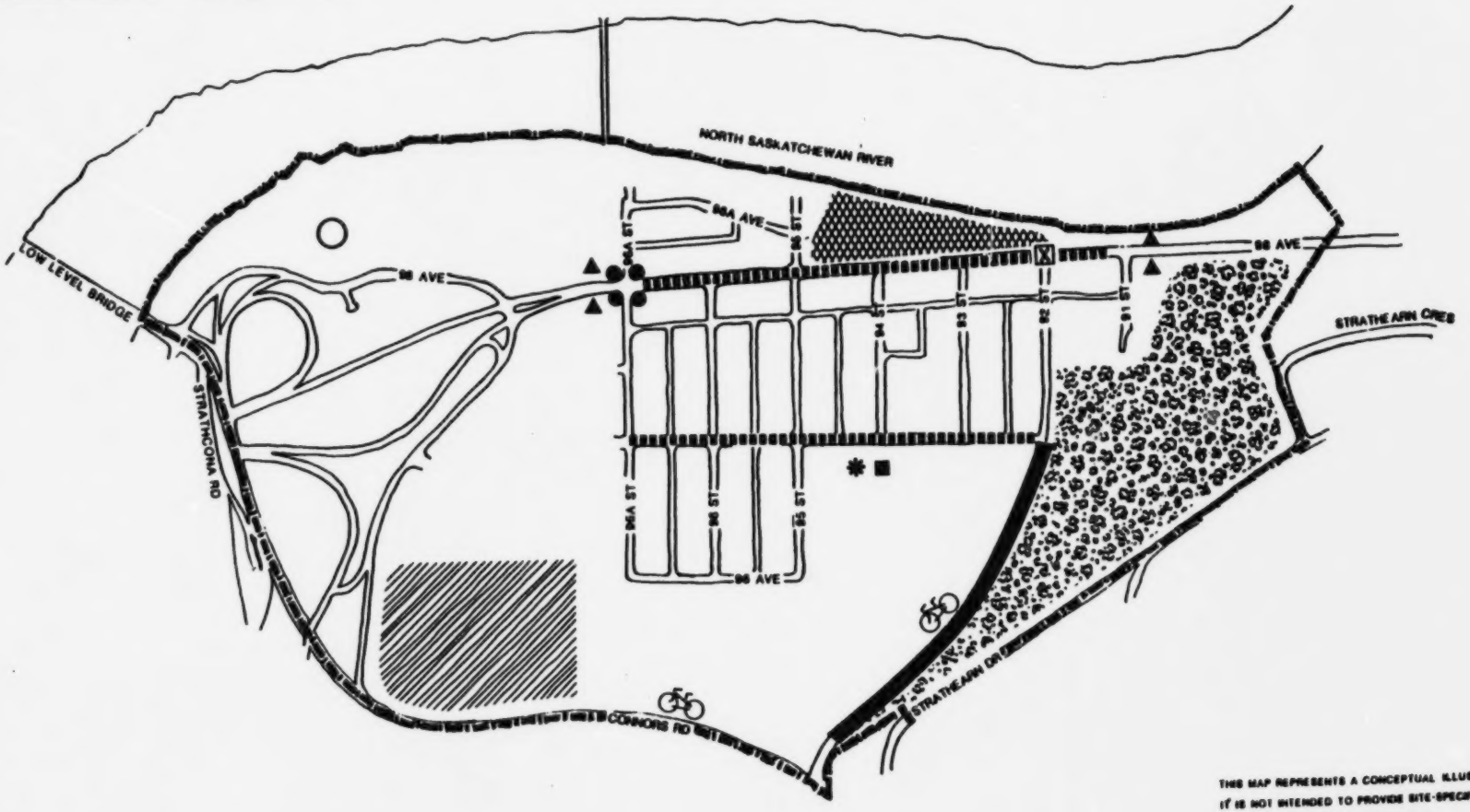
CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

DECEMBER, 1985

Map 3
Neighbourhood Public Improvement Concept

- Community League Building
- Community League Playground
- Fully Signalized Intersection
- Pedestrian Activated Stop Light
- Capital City Recreation Park Trail Improvements
- "Camel Humps" Nature Preserve
- Streetscape Improvements
- Muttart Conservatory Expansion
- Boathouse Facility
- Official Roadway
- Designated Bikeway
- Gateway Signage



THIS MAP REPRESENTS A CONCEPTUAL ILLUSTRATION IT IS NOT INTENDED TO PROVIDE SITE-SPECIFIC DIRECTION TO LAND USE REGULATION MECHANISMS

- the introduction of apartment and stacked rowhousing in the block north of 98 Avenue, in the blocks south of 98 Avenue adjacent to the Avenue, and in the area known as east Cloverdale east of 92 Street.
- the expansion of the existing neighbourhood convenience commercial area.
- the retention of the Bennett Environmental Education Centre and the designation of the nature preserve area nearby.
- providing assistance to redevelop the local playground.
- completion of the Capital City Recreation Park (C.C.R.P.) area north of 98 Avenue including the bicycle trail.
- the installation of a traffic signal light and a pedestrian activated signal light on 98 Avenue to increase the safety and convenience of crossing the Avenue.
- the designation of a floodplain management area where building controls will apply.
- a number of roadway and sidewalk improvements.
- storm water and sewer system improvements.
- construction of major streetscape improvements along 98 Avenue and 97 Avenue.
- the construction of "gateway improvements" along 98 Avenue which indicates to people that they are entering the neighbourhood.

It is expected that these works will improve the general appearance of the area and therefore stimulate private investment in the neighbourhood.

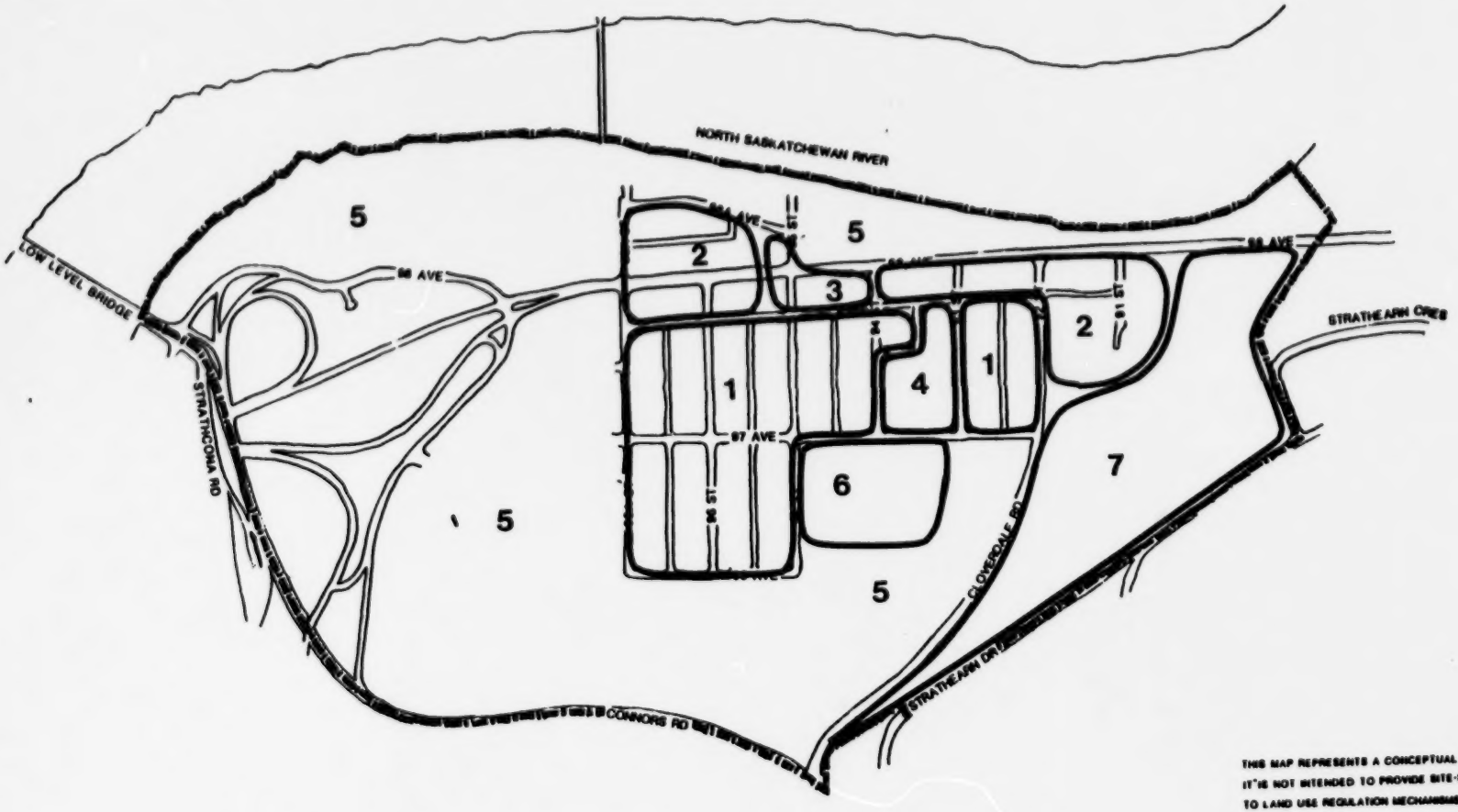
CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

DECEMBER, 1985

Map 4
Proposed Land Use Concept

1 Low Density Redevelopment - Infill Housing
2 Medium Density - Multiple Family Housing
3 Neighbourhood Convenience Retail
4 Environmental Education Centre
5 City-Level Recreation and Open Space
6 Neighbourhood Park
7 "Camel Humps" Nature Preserve



THIS MAP REPRESENTS A CONCEPTUAL ILLUSTRATION IT IS NOT INTENDED TO PROVIDE SITE-SPECIFIC DIRECTION TO LAND USE REGULATION MECHANISMS

Section 3 - Plan Policies

3.1 Introduction

Statements following the title "Policy" shall be deemed the policy of Council with respect to all matters relating to the Cloverdale Area Redevelopment Plan Area.

Statements following the title "Explanation" are interpretations of the above mentioned policies and are to assist Council or any of its delegated approving authorities or officers in rendering a decision on matters arising from the implementation or enforcement of the policies.

3.2 Housing Policies

a) ***Housing Policy 1:***
(Guidelines for Infill Housing)

Small scale, infill housing, which includes duplex and rowhousing, is encouraged in those areas of Cloverdale districted for low density redevelopment.

Explanation:

The intent of this policy is to allow small scale, infill housing that is sensitive to the types of housing existing in the neighbourhood.

A portion of Cloverdale shown on Map 4 - Proposed Land Use Concept is designated as a low density redevelopment district. Single detached houses and semi-detached duplexes will be permitted in this district. Up/down duplexes, threeplexes, row and apartment housing containing up to 4 units are to be discretionary uses and encouraged in certain locations. Applications for infill housing that are discretionary uses in this district will be reviewed by the Development Officer in accordance with the regulations contained in the statutory plan overlay for the RF3 District in Section 820J in the Land Use Bylaw.*

New housing will be encouraged which respects existing houses in terms of height compatibility, privacy, materials and finishes, roof form, and unit identity. Housing proposed for end lots of blocks, on 96 Avenue and

97 Avenue, will be encouraged to front onto the Avenues in order to give those avenues a lived on appearance.

Figure 1 - Low Density Housing Types, illustrates the general intent of this policy.

This policy is consistent with Housing Objectives Nos. 1, 3-6 in of this Area Redevelopment Plan.

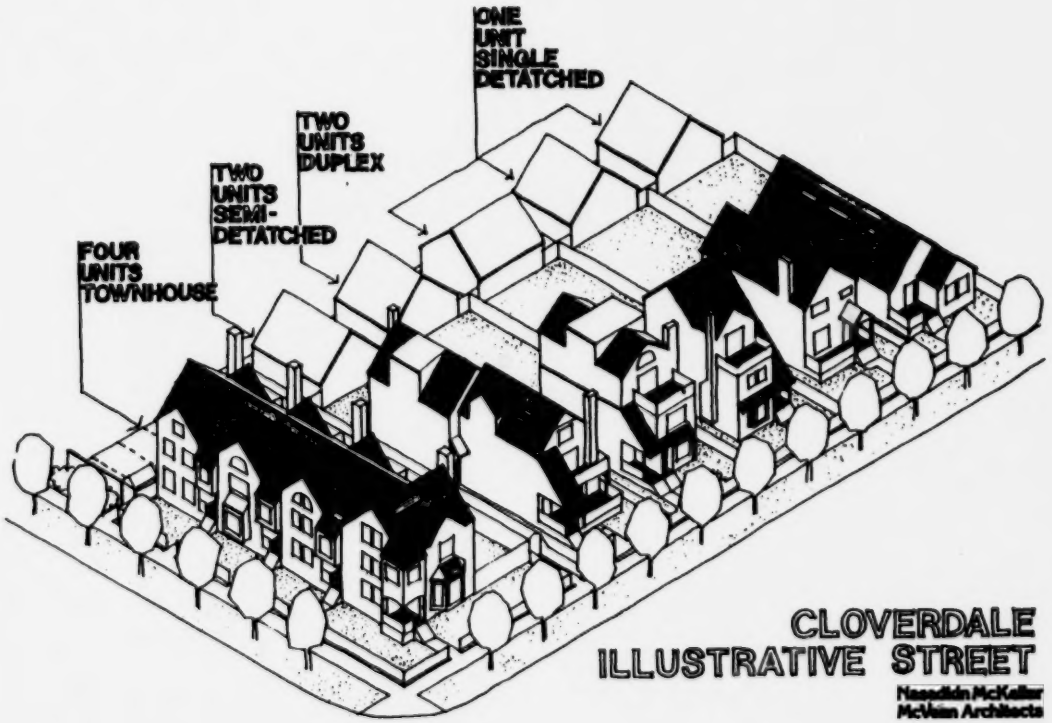


Figure 1 Low Density Housing Types

b) ***Housing Policy 2:***
(Medium Density Housing)

Portions of Cloverdale shown on Map 4 - Proposed Land Use Concept will be redistricted to a Direct Development Control (DC1) District. This will be a medium density housing area.

Applications for renovations, additions and redevelopment for properties in this district will be reviewed in accordance with the guidelines for the Direct Development Control (DC1) District contained in Section 5 of this Area Redevelopment Plan. The guidelines apply to the following:

- ***size, scale, mass and shape of housing***
- ***setbacks and height of buildings***
- ***shape and features of roofs, windows and front doors facing the street***
- ***finishing details, vegetation, and location of parking.***

Explanation:

The proposed Direct Development Control (DC1) District contains design guidelines that encourage medium density housing which is of a low height, which fronts onto 98 Avenue and where the lower part of the facade is designed in a manner similar to a low density housing area. The District is shown on Map 12 - Proposed Land Use Districts.

Figures 2.1, 2.2 and 2.3 - (DC1) Medium Density Housing Types, illustrate the general intent of the principles and guidelines of the DC1 District.

This policy supports Housing Objective No. 2 of this Area Redevelopment Plan.

c) ***Housing Policy 3:***
(Housing Rehabilitation)

The City will investigate, and apply to Cloverdale where possible, any Provincial and Federal programs dealing with the upgrading and rehabilitation of the housing stock in Cloverdale.

Explanation

Residential rehabilitation is supported, for example, by the Federal Residential Rehabilitation Assistance Program (RRAP), which provides

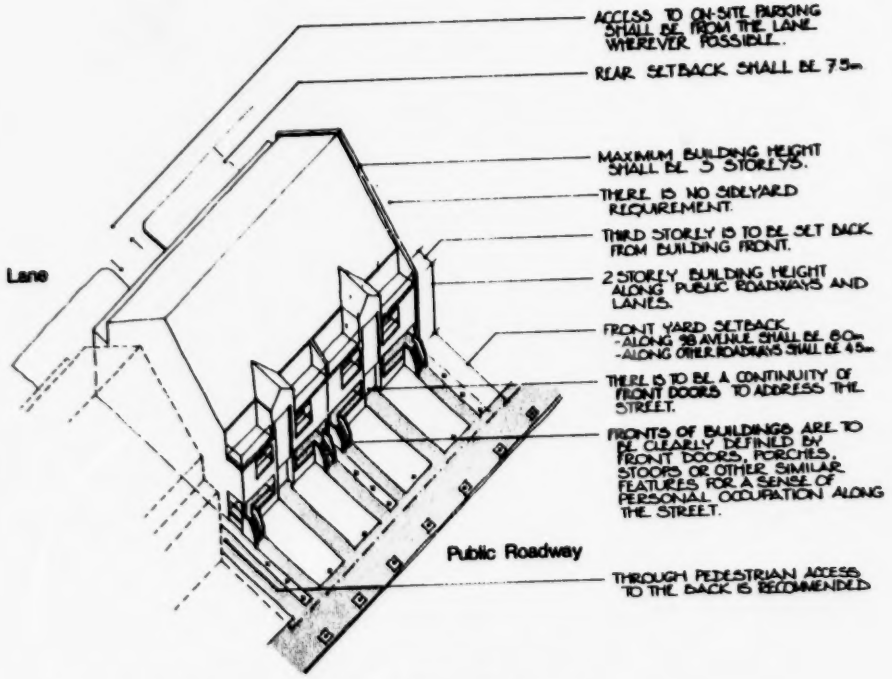

ACCESS TO ON-SITE PARKING SHALL BE FROM THE LANE WHEREVER POSSIBLE.
REAR SETBACK SHALL BE 7.5m
MAXIMUM BUILDING HEIGHT SHALL BE 3 STOREYS.
THERE IS NO SIDEYARD REQUIREMENT.
THIRD STOREY IS TO BE SET BACK FROM BUILDING FRONT.
2 STOREY BUILDING HEIGHT ALONG PUBLIC ROADWAYS AND LANES.
FRONT YARD SETBACK
-ALONG 98 AVENUE SHALL BE 6.0m
-ALONG OTHER ROADWAYS SHALL BE 4.5m
THERE IS TO BE A CONTINUITY OF FRONT DOORS TO ADDRESS THE STREET.
FRONTS OF BUILDINGS ARE TO BE CLEARLY DEFINED BY FRONT DOORS, PORCHES, STOOPS OR OTHER SIMILAR FEATURES FOR A SENSE OF PERSONAL OCCUPATION ALONG THE STREET.
Lane
Public Roadway
THROUGH PEDESTRIAN ACCESS TO THE BACK IS RECOMMENDED

Figure 2.1 (DC1) Medium Density Housing Types Typical Development

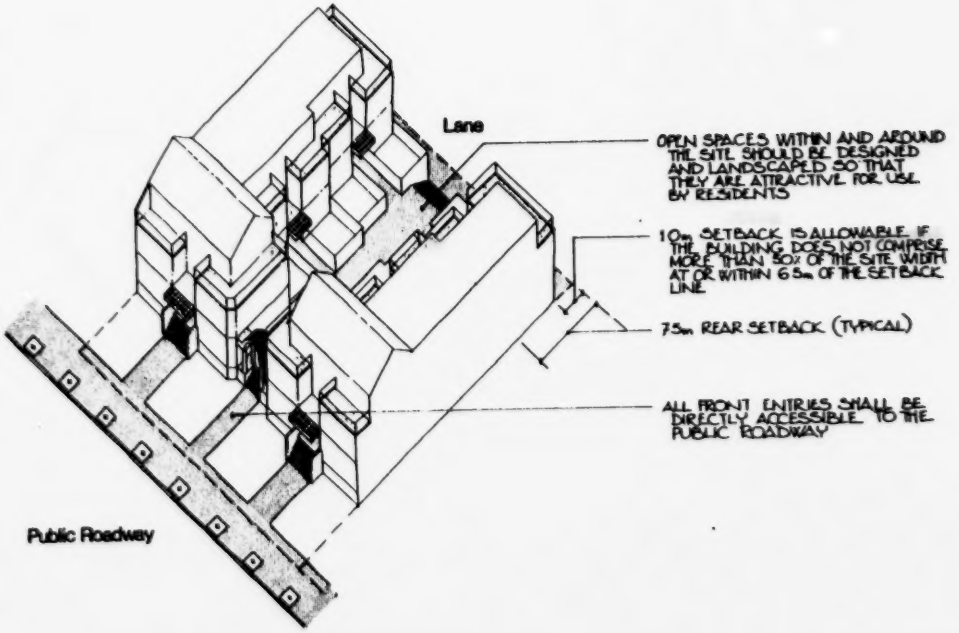

Lane
OPEN SPACES WITHIN AND AROUND THE SITE SHOULD BE DESIGNED AND LANDSCAPED SO THAT THEY ARE ATTRACTIVE FOR USE BY RESIDENTS
10m SETBACK IS ALLOWABLE IF THE BUILDING DOES NOT COMPRISE MORE THAN 50% OF THE SITE WIDTH AT OR WITHIN 6.5m OF THE SETBACK LINE
7.5m REAR SETBACK (TYPICAL)
ALL FRONT ENTRIES SHALL BE DIRECTLY ACCESSIBLE TO THE PUBLIC ROADWAY
Public Roadway

Figure 2.2 **(DC1) Medium Density Housing Types**
Courtyard Development

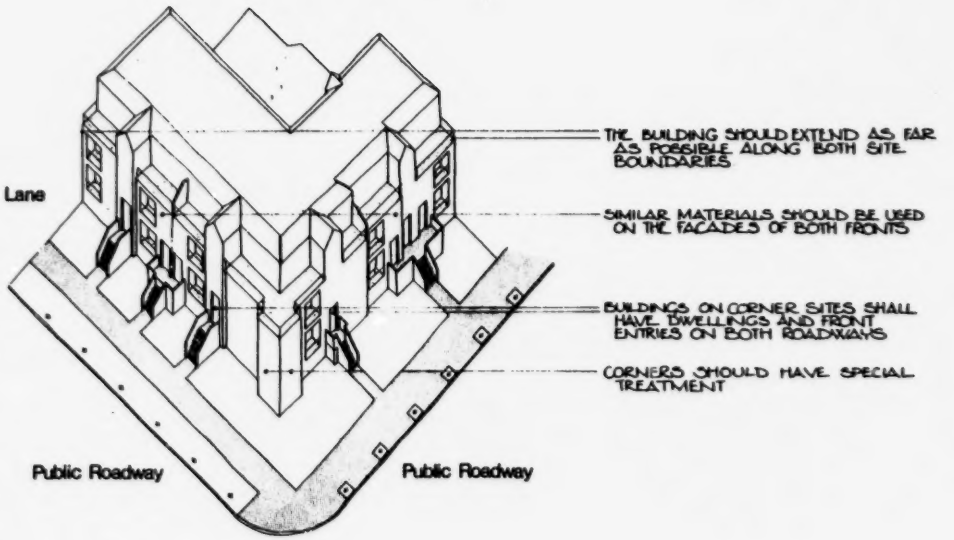

THE BUILDING SHOULD EXTEND AS FAR AS POSSIBLE ALONG BOTH SITE BOUNDARIES
SIMILAR MATERIALS SHOULD BE USED ON THE FACADES OF BOTH FRONTS
BUILDINGS ON CORNER SITES SHALL HAVE DWELLINGS AND FRONT ENTRIES ON BOTH ROADWAYS
CORNERS SHOULD HAVE SPECIAL TREATMENT
Lane
Public Roadway
Public Roadway

Figure 2.3 **(DC1) Medium Density Housing Types**
Corner Site Development

funding for home repairs and upgrading to qualified property owners located in neighbourhoods qualified by the Federal Government on an annual basis, on the recommendation of City Council. The Seniors' Home Improvement Program is sponsored by the Provincial Government and provides grants to repair and improve the homes of qualified senior citizens in the Province.

This policy supports Housing Objective No. 3 of this Area Redevelopment Plan.

d) ***Housing Policy 4***
(City Owned Housing)

The Real Estate and Supply Services Department will upgrade selected city-owned houses prior to their resale.

Explanation:

Improving selected City-owned property in Cloverdale will enhance the general appearance of the neighbourhood and improve the market potential of the selected property and of adjacent city-owned and privately owned property.

This policy supports Housing Objective No. 3 of this Area Redevelopment Plan.

e) ***Housing Policy 5:***
(Social Housing)

The Cloverdale neighbourhood is deemed to be an acceptable location for social housing which is compatible in scale and design with existing and proposed housing in the neighbourhood.

Explanation:

The City assists groups and agencies in meeting shortfalls and/or needs in housing not met by the private sector. In this role the City has in the past coordinated the delivery of housing assistance programs offered by other levels of government, such as the Senior Citizens' Housing Program. The City has also provided housing through the Non-Profit Housing Corporation.

Non-profit housing and cooperative housing projects are appropriate for all areas of the neighbourhood.

The City does not currently hold any land in Cloverdale in its social housing inventory. If social housing uses are to be developed in Cloverdale, the land component, which is usually the City's contribution, will have to come from other Civic departments' land inventories.

3.3 Commercial Policies

a) ***Commercial Policy 1:***
(Design Guidelines)

The City will encourage the development of small scale retail outlets and the development of a pedestrian oriented shopping node along 98 Avenue at 95 Street.

Explanation:

The existing commercial district on 98 Avenue between 95 and 94 Streets is to be modified by a statutory plan overlay which provides design-related incentives for future commercial redevelopment.

Four additional lots west of 95 Street and adjacent to the existing commercial area will be redistricted from a Residential District to the same commercial district.

This policy supports Objectives Nos. 7, 8 and 9 of this Area Redevelopment Plan.

Applications for commercial development that are discretionary uses in this District will be reviewed by the Development Officer in accordance with the regulations contained in the statutory plan overlay for the CNC District (Section 820J in the Land Use Bylaw).*

The modified CNC District is shown on Map 12 - Proposed Land Use Bylaw Districts.

Figure 3.1 and 3.2 - (CNC) Neighbourhood Commercial Types, illustrates the general intent of the guidelines of the CNC* Convenience Neighbourhood Commercial District.*

Figure 3.1 (CNC*) Neighbourhood Commercial Types
South Side of 98 Avenue at 95 Street

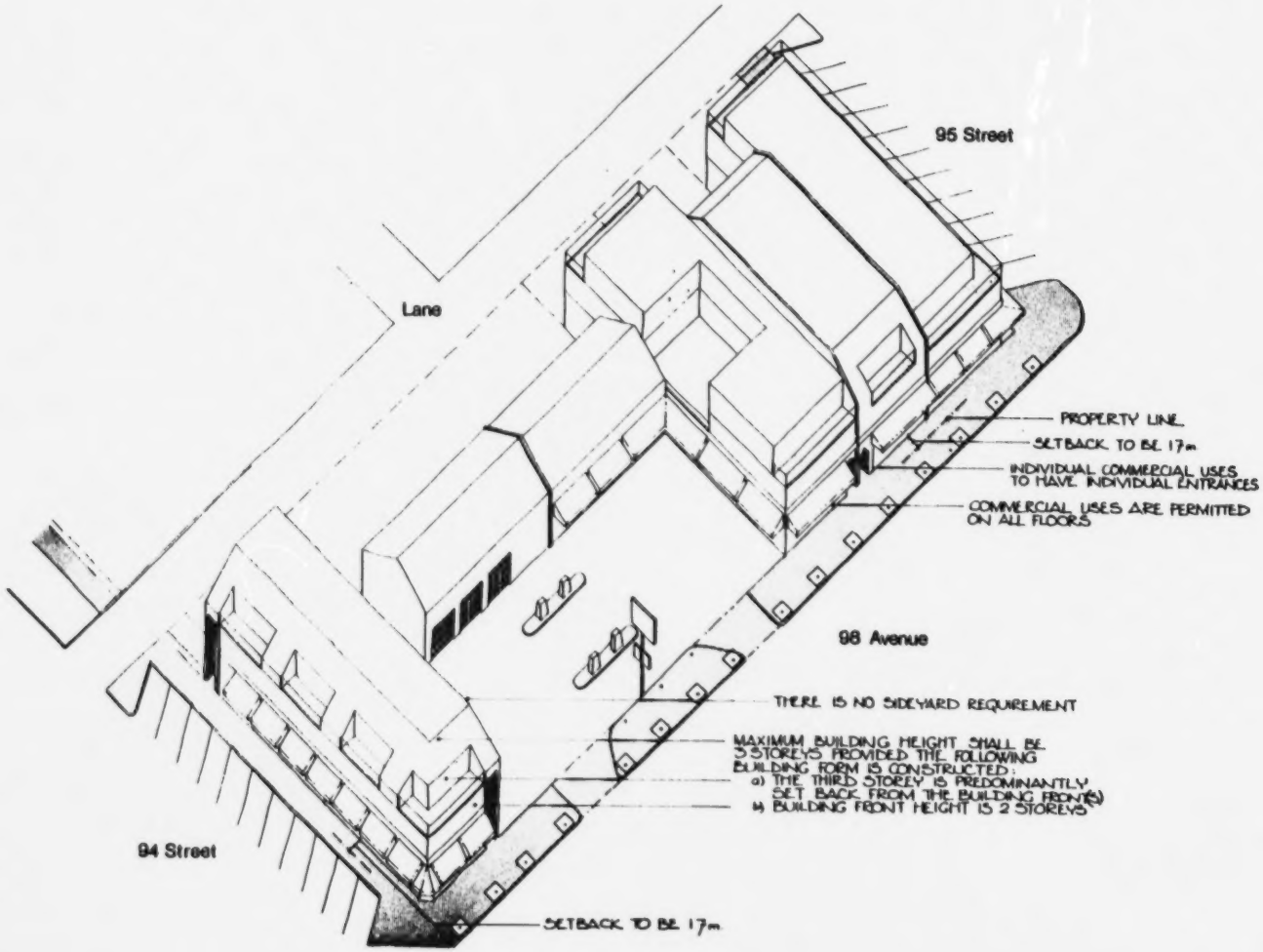
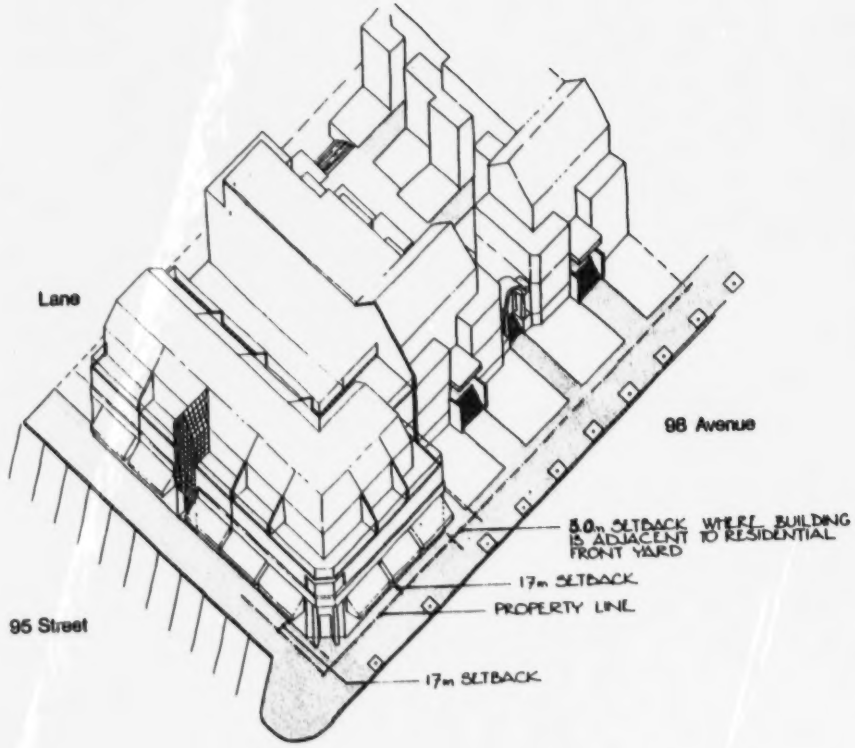

95 Street
Lane
PROPERTY LINE
SETBACK TO BE 17m
INDIVIDUAL COMMERCIAL USES TO HAVE INDIVIDUAL ENTRANCES
COMMERCIAL USES ARE PERMITTED ON ALL FLOORS
98 Avenue
THERE IS NO SIDEYARD REQUIREMENT
MAXIMUM BUILDING HEIGHT SHALL BE 3 STOREYS PROVIDED THE FOLLOWING BUILDING FORM IS CONSTRUCTED:
a) THE THIRD STOREY IS PREDOMINANTLY SET BACK FROM THE BUILDING FRONT(S)
b) BUILDING FRONT HEIGHT IS 2 STOREYS
94 Street
SETBACK TO BE 17m

Figure 3.2 (CNC*) Neighbourhood Commercial Types
Corner of 98 Avenue at 95 Street



3.4 Transportation Policies

a) ***Transportation Policy 1:***
(Neighbourhood Access)

The Transportation Department will review vehicle access to 98 Avenue, pedestrian access across 98 Avenue, and a reduction of the speed limit on 98 Avenue to 50 kph within the neighbourhood with the intention of improving vehicle and pedestrian safety and convenience of access for neighbourhood residents.

Explanation:

This policy supports Objective No. 10 of this Area Redevelopment Plan.

Transportation proposals are shown on Map 5 - Transportation Management Improvements.

An initial assessment of the traffic along 98 Avenue indicates that a high priority should be placed on the installation of a full phased traffic signal on 98 Avenue at 96A Street and the installation of a pedestrian-activated red traffic signal at 92 Street and possibly at 95 Street. Council should consider the allocation of specific funds to implement this policy.

b) ***Transportation Policy 2:***
(Cloverdale Hill Road)

Cloverdale Hill Road will be registered as a local roadway.

Explanation:

This policy supports Objective no. 10 of this Area Redevelopment Plan.

Transportation proposals are shown on Map 5 - Transportation Management Improvements.

Cloverdale Hill Road is currently not registered as a roadway and the property is in the land inventory of Parks and Recreation. The roadway will be registered as a local roadway by Transportation.

c) ***Transportation Policy 3:***
(Bicycle Trail System)

A bicycle trail will be constructed along Cloverdale Hill Road and 92 Street, from Connors Road to 98 Avenue.

Explanation:

The bicycle route will connect Strathearn Drive to the C.C.R.P. at the 92 Street intersection on 98 Avenue. This will increase accessibility to the C.C.R.P. trail system for the public at large and improve the operation of the roadway to the extent that it will serve a dual function. Council should consider the allocation of specific funds to implement this policy.

This policy supports Objective No. 10 of this Area Redevelopment Plan. Refer to Map 5 - Transportation Management Improvements.

d) ***Transportation Policy 4:***
(Lane Closure)

The City will consider the closure of the lane between 92 Street and 93 Street, from the lane south of 98 Avenue to 98 Avenue, when required for land development purposes.

Explanation:

This portion of the lane does not serve a useful purpose and should be closed and disposed of in the sale of public property in the neighbourhood. Real Estate and Supply Services will process the necessary Bylaw for Council's consideration.

This policy supports Objective No. 20 of this Area Redevelopment Plan.

Proposals are shown on Map 5 - Transportation Management Improvements.

e) ***Transportation Policy 5:***
(Major Facility Impacts)

The Transportation Department will attempt to ensure that traffic circulation to and from major recreational facilities in the neighbourhood does not impact in a negative way the residential environment which is adjacent to these facilities.

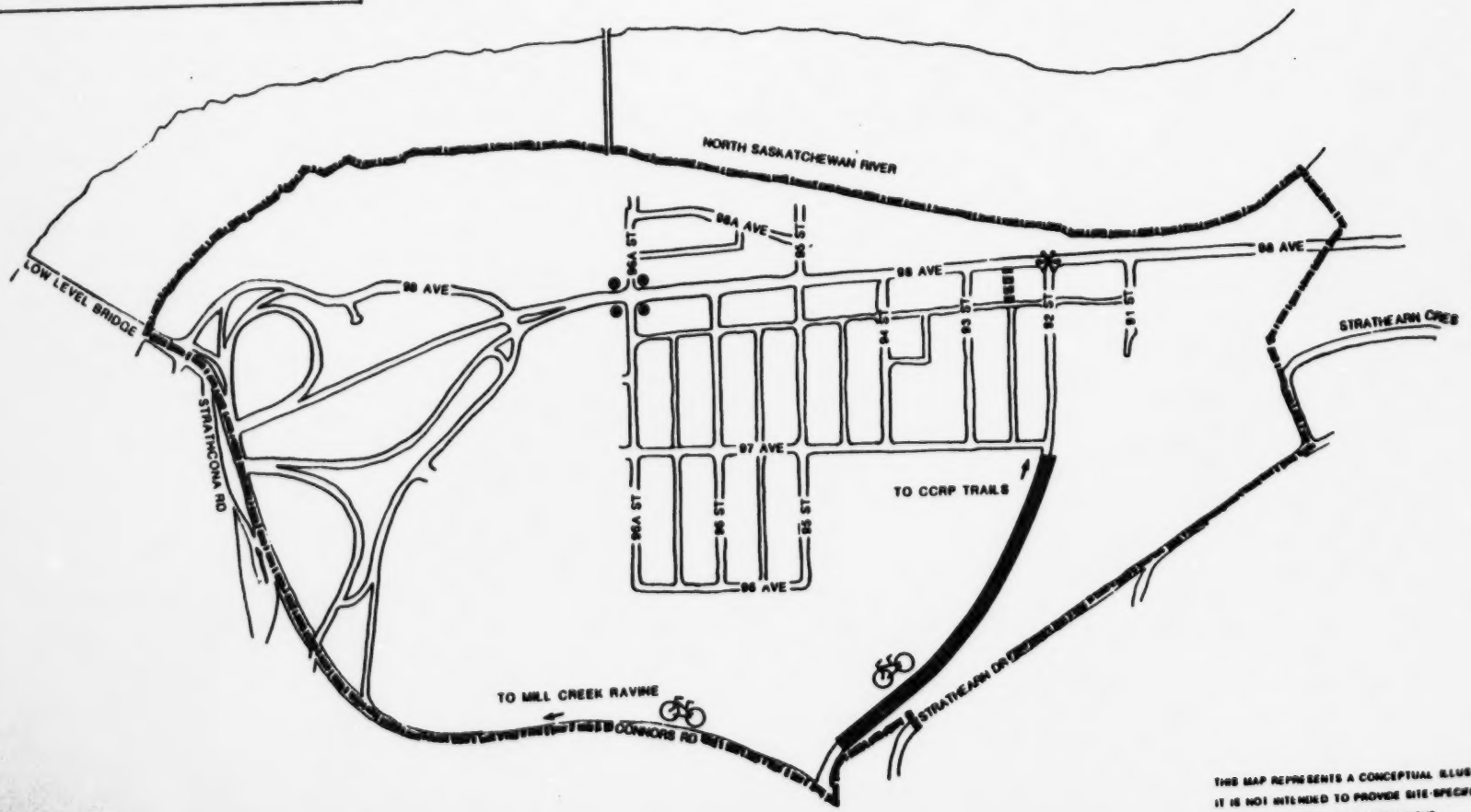
CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

DECEMBER, 1985

Map 5
Transportation Management Improvements

- Fully Signalized Intersection
- * Pedestrian Activated Stop Light
- Cloverdale Hill Road (to be registered)
- Designated Bikeway Route
- Lane Closure



THIS MAP REPRESENTS A CONCEPTUAL ILLUSTRATION
IT IS NOT INTENDED TO PROVIDE SITE-SPECIFIC DIRECTION
TO LAND USE REGULATION MECHANISMS

Explanation:

Parks and Recreation has plans to expand Muttart facilities, the Ski Club may grow in the near future, and the Community League plans to build in Gallagher Park. These facilities will all require site planning and detailed design work with regards to parking and access.

This policy supports Objective No. 11 of this Area Redevelopment Plan.

3.5 Parks and Recreation Facilities Policies

a) ***Parks Policy 1:***
(Community League Facility)

Parks and Recreation will provide a new Community League site in Gallagher Park and assist in the development of a new social and recreational facility.

Explanation:

The League has expressed an interest in developing a new facility closer to the neighbourhood. The League has applied for a Community Recreation and Culture (CRC) grant to cover part of the funding requirement for the building. The City has traditionally provided a building site in a park to Community Leagues in the City.

This policy supports Objective No. 12 of this Area Redevelopment Plan. Refer to Map 6 - Parks and Recreation Improvements.

b) ***Parks Policy 2:***
(Playground Development)

Parks and Recreation and the Community League will jointly fund and redevelop a local playground adjacent to the proposed Community League building based on community request.

Explanation:

The League will monitor community needs over time and will initiate a request to the Parks and Recreation Department for specific facilities desired by the community.

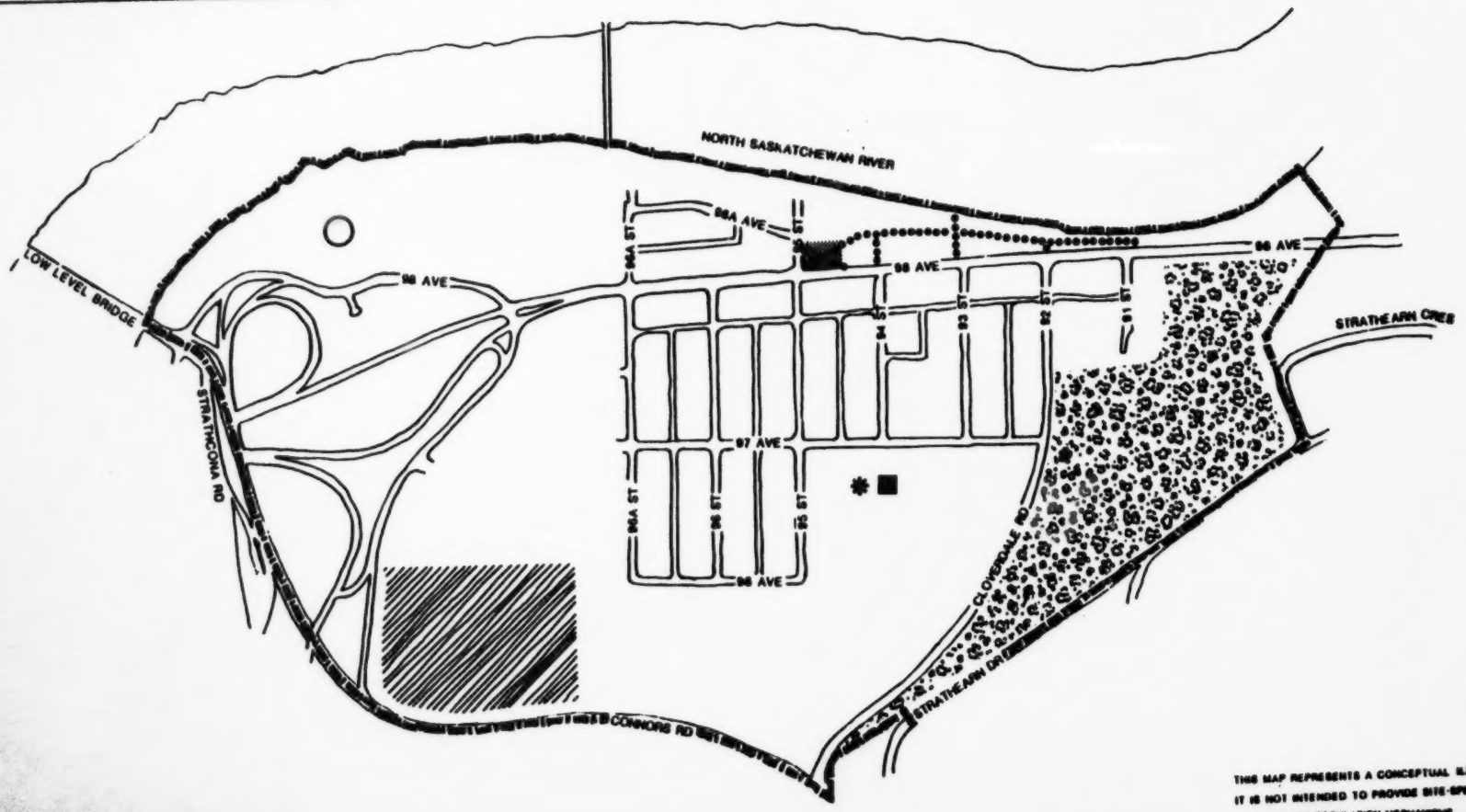
CLOVERDALE
AREA REDEVELOPMENT PLAN

SCALE
100m 50m 0 100m 200m

DECEMBER, 1985

Map 6
Parks and Recreation Improvements

- Community League Facility
- Capital City Recreation Park Trail and Plaza Improvements
- Local Playground Improvements
- Boathouse Facility
- Muttart Conservatory Expansion
- "Camel Humps" Nature Preserve



THIS MAP REPRESENTS A CONCEPTUAL ILLUSTRATION IT IS NOT INTENDED TO PROVIDE SITE-SPECIFIC DIRECTION TO LAND USE REGULATION MECHANISMS

This Policy supports Objective No. 12 of this Area Redevelopment Plan.

The location of the proposed park is shown on Map 6 - Parks and Recreation Improvements.

c) ***Parks Policy 3:***
(Nature Preserve)

The area of Cloverdale locally known as the 'Camel Humps' will be designated as a nature preserve and interpretation area and appropriate signage installed.

Explanation:

This area is environmentally sensitive and serves as a valuable resource for the Bennett Environmental Education Centre in their nature interpretation programs.

Location of the proposed nature preserve is shown on Map 6 - Parks and Recreation Improvements.

This Policy supports Objective No. 12 of this Area Redevelopment Plan.

d) ***Parks Policy 4:***
(Parking and Access)

Parks and Recreation will ensure that all existing and future public parks and recreation facilities in the neighbourhood provide adequate parking on site and an access route to the facilities which minimize disruption to local residents.

Explanation:

Existing City policy stipulates that any new recreation facility must accommodate parking on site. This policy supports Parks and Recreation Objective No. 13 of this Area Redevelopment Plan.

e) ***Parks Policy 5:***
(Trail System Improvements)

The Capital City Recreation Park trail system will be completed east of 95 Street to 92 Street, with a plaza developed at the intersection of 98 Avenue and 95 Street.

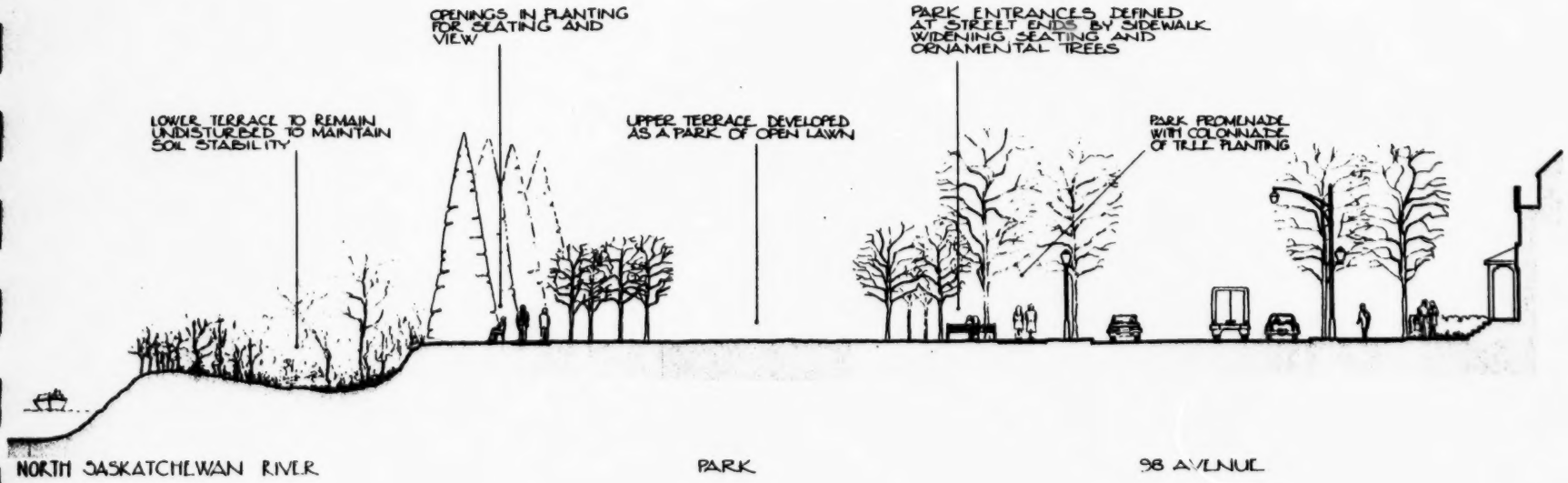
Explanation:

Proposals are shown on Map 6 - Parks and Recreation Improvements.

The completion of the Capital City Recreation Park trail system in Cloverdale will be done in such a manner as to complement the proposed streetscape improvements for 98 Avenue.

This policy supports Objectives No. 11 and No. 21 of this Area Redevelopment Plan.

The design proposals for this part of the Capital City Recreation Park trail are also shown in Figure No. 4 - Detail of Proposals for C.C.R.P.


OPENINGS IN PLANTING FOR SEATING AND VIEW
PARK ENTRANCES DEFINED AT STREET ENDS BY SIDEWALK WIDENING SEATING AND ORNAMENTAL TREES
LOWER TERRACE TO REMAIN UNDISTURBED TO MAINTAIN SOIL STABILITY
UPPER TERRACE DEVELOPED AS A PARK OF OPEN LAWN
PARK PROMENADE WITH COLONNADE OF TREE PLANTING
NORTH SASKATCHEWAN RIVER
PARK
98 AVENUE

Typical Section

Figure 4 Details of Proposals for C.C.R.P.

f) ***Parks Policy 6:***
(Parks Planning)

Parks and Recreation will undertake, in conjunction with related neighbourhood groups, a comprehensive Plan for the Edmonton Ski Club, Gallagher Park, Boathouse facility, Muttart Conservatory and other proposed sites to ensure proper coordination of development.

Explanation:

A comprehensive Parks Plan is recommended and desirable. It would coordinate the planning and development of major recreation and tourist facilities in the central area; paying due regard to the residential environment in Cloverdale.

Parks and Recreation will consult with neighbourhood groups such as the Cloverdale Community League and ensure their input in the preparation of the Plan and the planning of all other subsequent recreational prospects in Cloverdale.

This policy supports Objectives No. 12 and 13 of this Area Redevelopment Plan.

3.6 Floodplain Management Policies

For the purposes of this Plan:

The 1:100 year floodplain is the geographic extent of land area which would be inundated by floodwater during a flood event which would occur once every 100 years and have a one percent (1%) chance of occurrence in any given year.

The 1:25 year floodplain is the geographic extent of land area which would be inundated by floodwater during a flood event which would occur once every 25 years and have a four percent (4%) chance of occurrence in any given year.

a) ***Floodplain Policy 1:***
(Floodplain Regulations)

The City will require that developments within the 1:100 year floodplain satisfies the provisions described in the Floodplain Protection Overlay (Schedule 812) in the Land Use Bylaw #5996 as amended.

Explanation:

These procedures will alert owners/developers to the potential flood risks before building in the area. They will require that owners/developers consider due precautions to minimize the potential for flood damage.

Refer to Map 7 - Flood Protection Areas.

This Policy supports Objective No. 14 of this Area Redevelopment Plan.

b) ***Floodplain Policy 2:***
(Development Restrictions)

The City will prohibit all new development within the 1:25 year floodplain, with the exception of parks and recreation facilities and utilities deemed essential by Council.

Explanation

This area is seen as being highly susceptible to flooding. All lands within the 1:25 year floodplain are restricted to parks uses through the Capital City Park Restricted Development Area (RDA). However, certain facilities such as the Capital City Recreation Park Trail System and some essential City utilities located or partially located within the 1:25 year floodplain will undergo further expansion in future. As the area covered by the RDA is larger than that covered by the 1:25 year floodplain, there is an extra margin of safety built into this regulation which restricts all residential development.

Refer to Map 7 - Flood Protection Areas.

This policy supports Objective No. 14 of this Area Redevelopment Plan.

d) ***Floodplain Policy 3:***
(Existing Development)

Development within the 1:100 year floodplain area, where lawfully existing on sites at the date of adoption of this Bylaw, is not subject to the regulations of the Floodplain Protection Overlay. However, all "further undertakings" which increase the flood-vulnerable floor space of a property will be required to meet these regulations.

CLOVERDALE
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100m 50m 0 100m 200m

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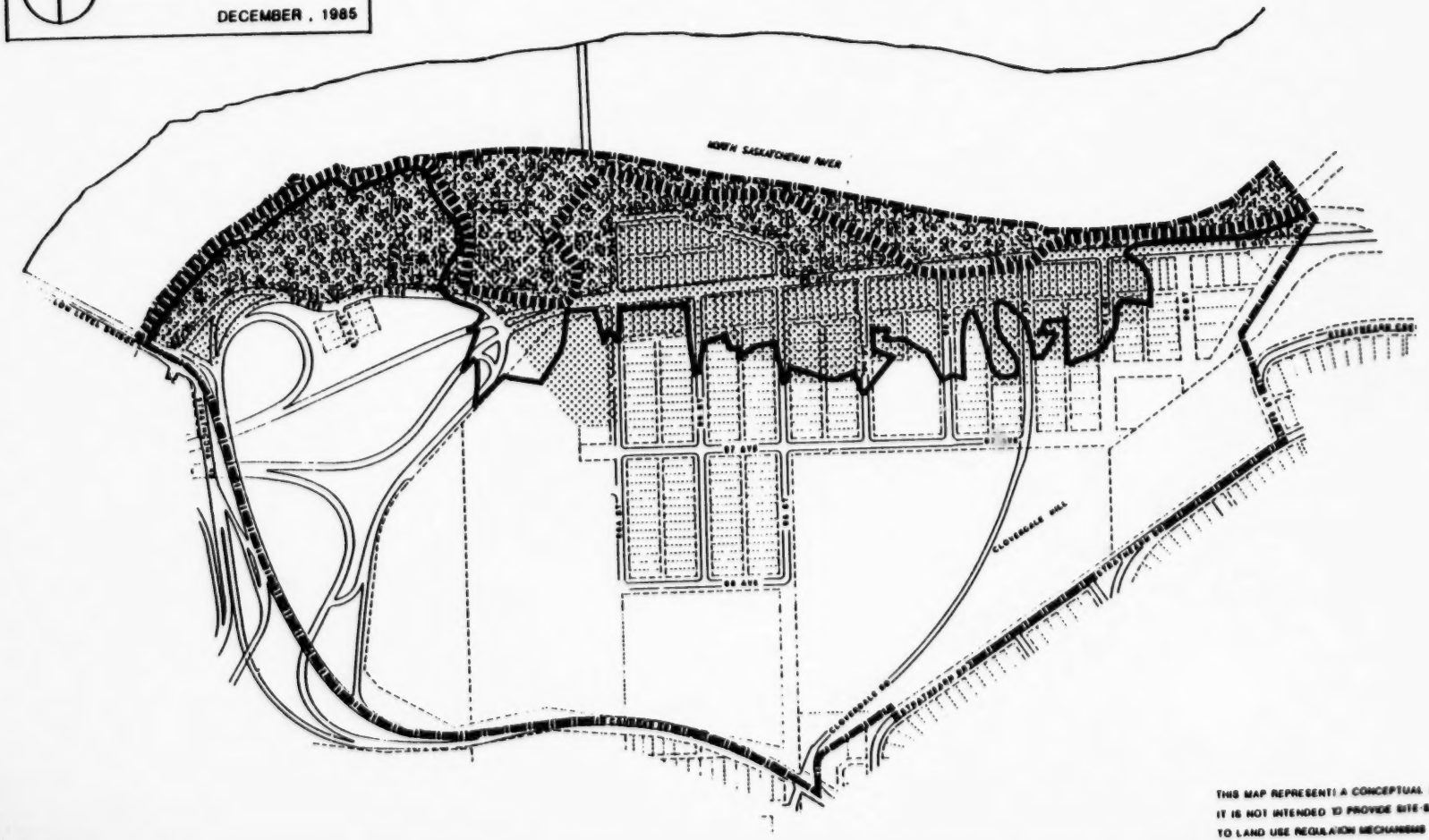
Map 7
Flood Protection Areas

1:25 Year Flood Line

Capital City Recreation Park Restricted Development Area

1:100 Year Flood Line

Floodplain Protection Overlay



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Explanation:

"Further undertaking" does not include works such as maintaining, repairing or upgrading existing structures. For example, the following would <u>not</u> be considered "further undertakings":

- *insulating*
- *upgrading services (wiring, plumbing)*
- *new roof*
- *installation of a basement (if it does not lead to further flood hazard)*
- *repairing a structure partially damaged by an act of nature*
- *finishing a basement for a recreation room.*

The following are examples of "further undertakings":

- *finishing a basement as a suite or primary living quarters*
- *ground flood addition, including enclosing of existing open porches or carports*
- *substantial rehabilitation*
- *rebuilding a structure with a larger flood-vulnerable area than the original structure.*

This Policy supports Objective No. 14 of this Area Redevelopment Plan.

3.7 Utility and Roadway Policies:

a) *Utility and Roadway Policy 1:*
(Sewer Upgrading)

The existing sewer and storm water drainage system in Cloverdale will be repaired and upgraded in order to accommodate future redevelopment in the neighbourhood.

Explanation:

Detailed scheduling and budget implications related to this policy are included in the Cloverdale Area Redevelopment Plan Implementation Report.

This Policy supports Objective No. 15 of this Area Redevelopment Plan. Refer to Map 8 - Utilities Improvements.

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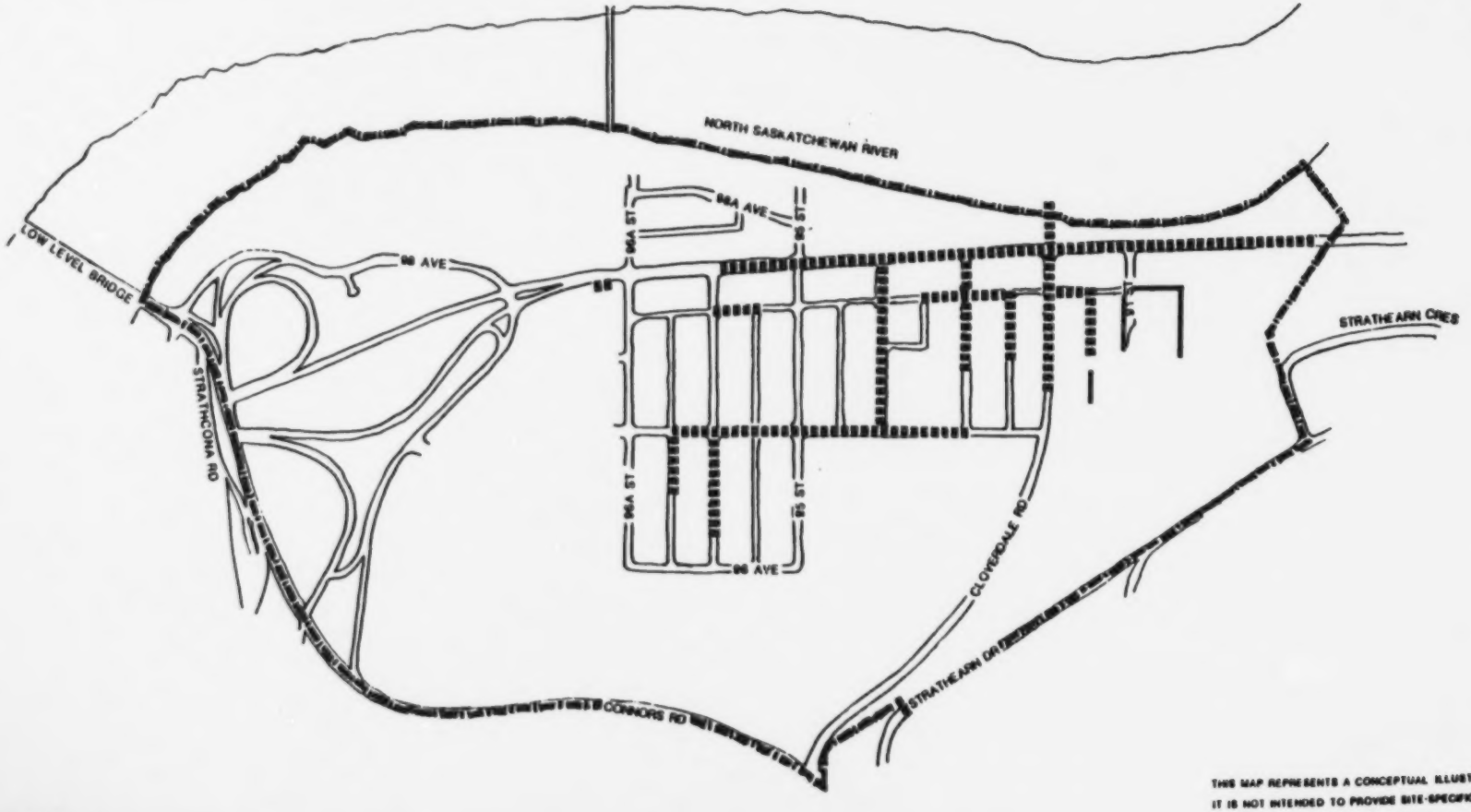
Map 8
Utilities Improvements

——— Sanitary Sewer Extension

▪▪▪▪▪▪▪▪ Proposed Storm Sewer



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TO LAND USE REGULATION MECHANISMS

b) ***Utility and Roadway Policy 2:***

Roadways and sidewalks will be improved during the initial phases of neighbourhood redevelopment where required.

Explanation:

The City will undertake a roadway and sidewalk repair and replacement program over the next few years in order to support neighbourhood revitalization objectives contained in this Plan and to assist the City's land development and marketing strategies for the neighbourhood. The roadways and sidewalks which need the greatest attention are shown on Map 9 - Roadway and Sidewalk Improvements. Council should consider allocating specific funds to implement this Policy.

This Policy supports Objective No. 16 of this Area Redevelopment Plan.

c) ***Utility and Roadway Policy 3:***

Laneways will be resurfaced and lane lighting installed under the Local Improvement Program.

Explanation:

This Policy supports Objective No. 16 of this Area Redevelopment Plan. Neighbourhood residents may petition the City to have their laneways improved under the Local Improvement Program.

3.8 Public Area Improvement Policies

a) ***Public Area Improvement Policy 1:***

Streetscape improvements will be undertaken along 97 and 98 Avenues in Cloverdale as an aid to neighbourhood revitalization.

Explanation:

The intent of this policy is to improve the appearance, vitality and livability of the area by rejuvenating the existing boulevards with new tree planting and other special aspects such as street furniture, lighting and sidewalk treatment. This will help to create a special character area in the City and will stimulate private investment in the neighbourhood.

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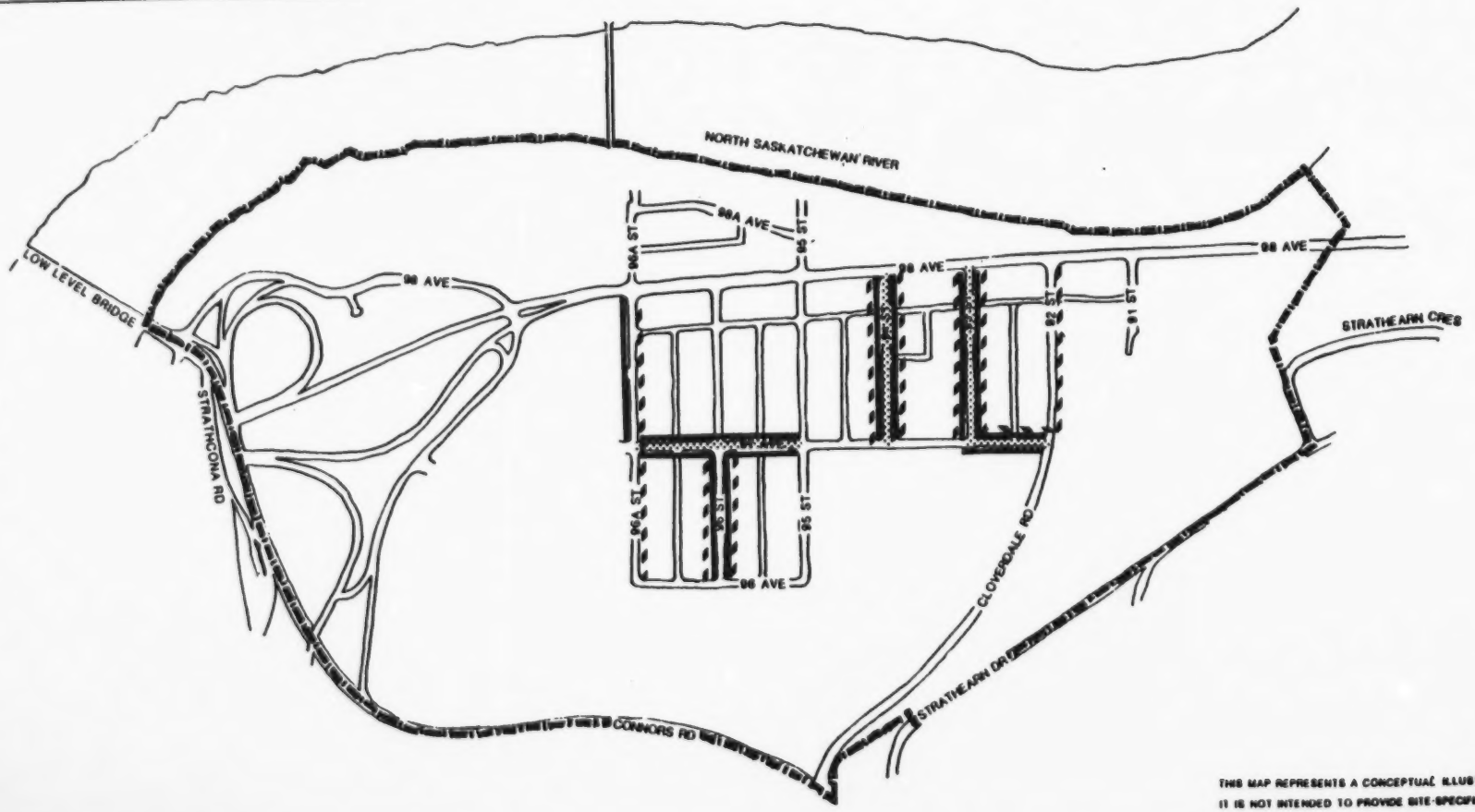
Map 9
Roadway and Sidewalk Improvements

Street Paving

Sidewalk Reconstruction / Repair

Curb Reconstruction



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This Policy supports Objective No. 17 of this Area Redevelopment Plan. Refer to Map 10 - Proposed Public Improvements.

Streetscape improvement proposals are shown in Figure 5 - 98 Avenue Streetscape Proposal and in Figure 6 - 97 Avenue Streetscape Proposal.

b) ***Public Area Improvement Policy 2:***

Entrance points to the neighbourhood along 98 Avenue will be enhanced by gateway structures, lamp posts and/or signage which clearly indicate to people that they are entering Cloverdale.

Explanation:

Gateway improvements enhance neighbourhood image, sense of security and identity in the residents.

Gateway improvement proposals are shown in Figures No. 7.1 and 7.2 - Gateway Improvement Proposals.

This Policy supports Objective No. 17 of this Area Redevelopment Plan. Refer to Map 10 - Proposed Public Improvements.

3.9 Land Disposal Policies

a) ***Land Disposal Policy 1:***
(Property Disposal Program)

In the disposal of City-owned property in Cloverdale, the City will be guided by the following principles:

1) ***Property will be disposed of at market value, on a sell or lease- to-sell basis, and subject to the Land Sales Policy of the City.***

2) ***Property will be disposed of by tender, and where no acceptable tenders are received, property will be disposed of on a first come, first served basis.***

3) ***During the first two month period following approval of this Area Redevelopment Plan, special consideration and priority in the City's property disposal program will be given to those landowners who sold***

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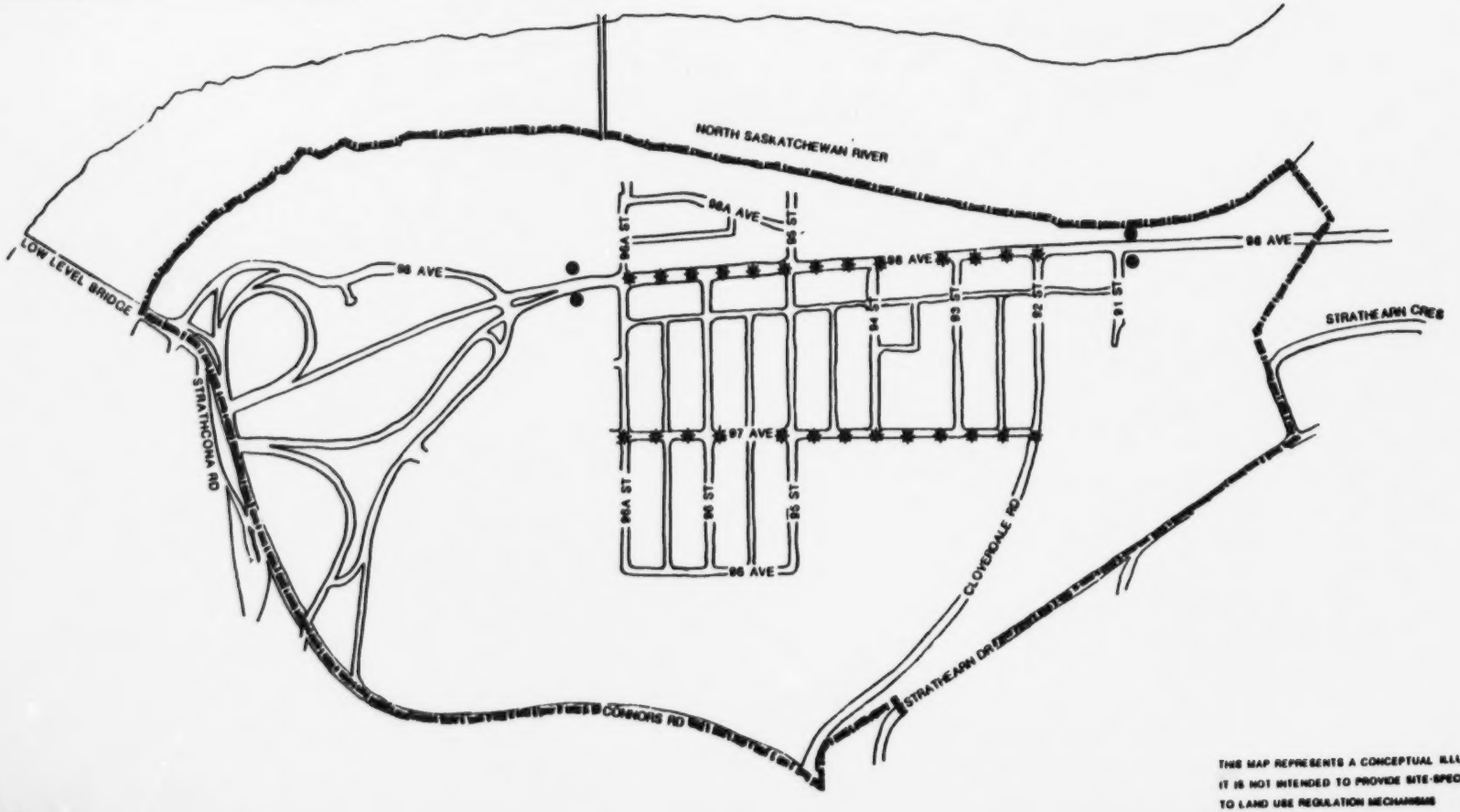
Map 10
Proposed Public Improvements

*** Streetscape Improvements

● ● Gateway Signage



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their property to the City and who wish to purchase their formerly-owned property in the low density area (Map 11, Area B).

4) *During the following six month period in the initial phase of the City's property disposal program, special consideration and priority will be given to the following groups:*

   i) *Tenants of City-owned houses in the low density area, (Map 11, Area A) who have resided in Cloverdale since January 1, 1984, and who wish to purchase their dwelling.*

   ii) *Property owners in the Capital City Recreation Park area (Map 11, Area C) who wish to sell their property to the City and purchase a property in the low density housing area (Map 11, Area A).*

   iii) *Property owners in the medium density housing areas (Map 11, Areas B and D) who wish to trade their property for property in the low density housing area (Map 11, Area A).*

   iv) *Property owners in the low density area (Map 11, Area A) who wish to buy an adjacent lot or portion thereof provided this does not conflict with redevelopment or marketing objectives, as determined by the Real Estate and Supply Services Department.*

   v) *Tenants of City-owned houses in the medium density housing areas (Map 11, Areas B and D) and Capital City Recreation Park and those tenants in the low density area (Map 11, Area A) displaced by previous owners, who have resided in Cloverdale since January 1, 1984, and who wish to purchase a property in the low density area (Map 11, Area A).*

5) *Tenants who are displaced as a result of the development or sale of City-owned property will be given an opportunity to rent other available City-owned houses.*

b) *Land Disposal Policy 2:*

The City may call for development proposals on specified city property in Area B and Area D, Map 11 - Land Disposal and Acquisition Areas; and construction of these projects, with or without modifications required by the City, would be a condition of disposal.

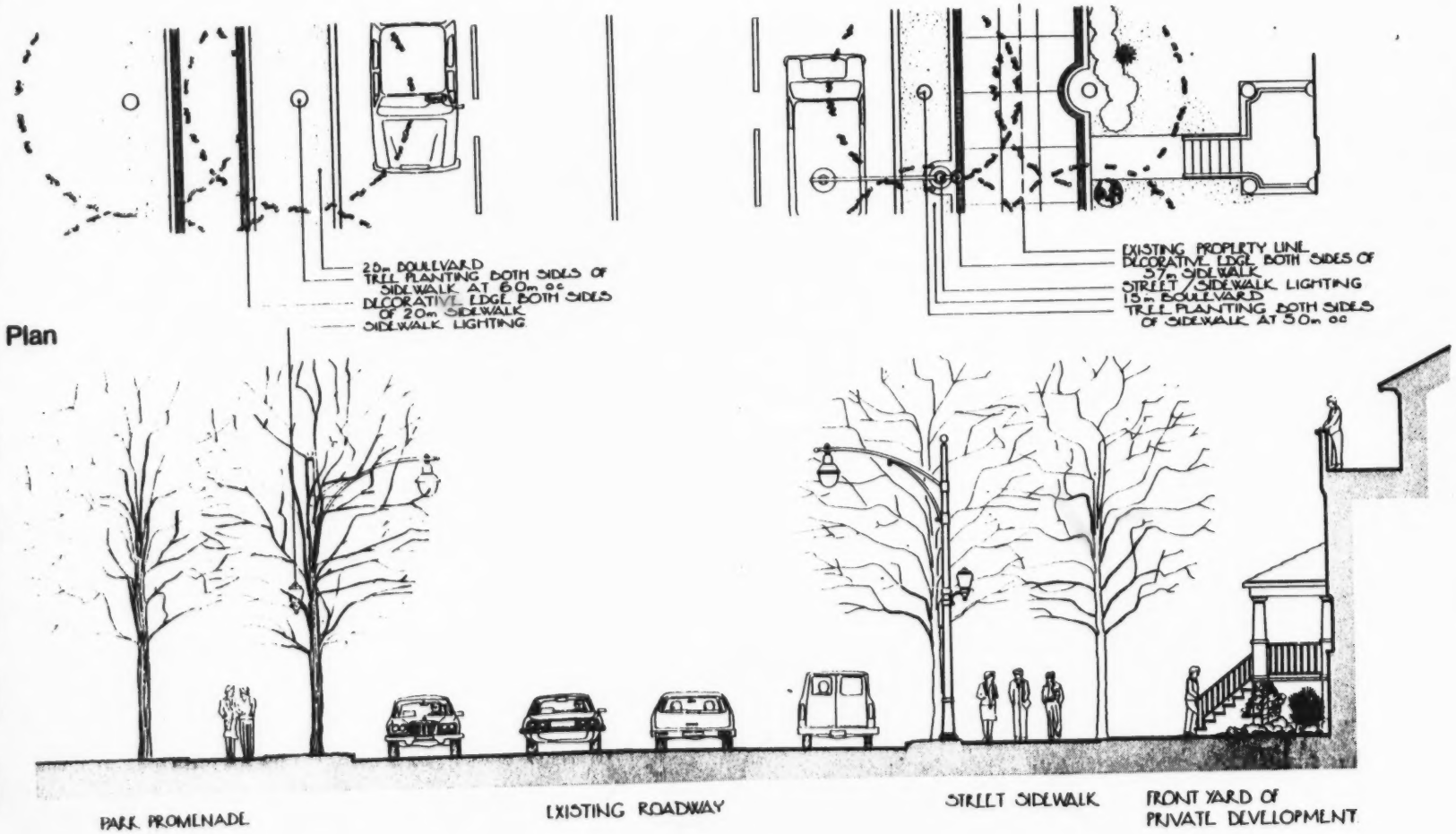


Figure 5 **98 Avenue Streetscape Proposal**

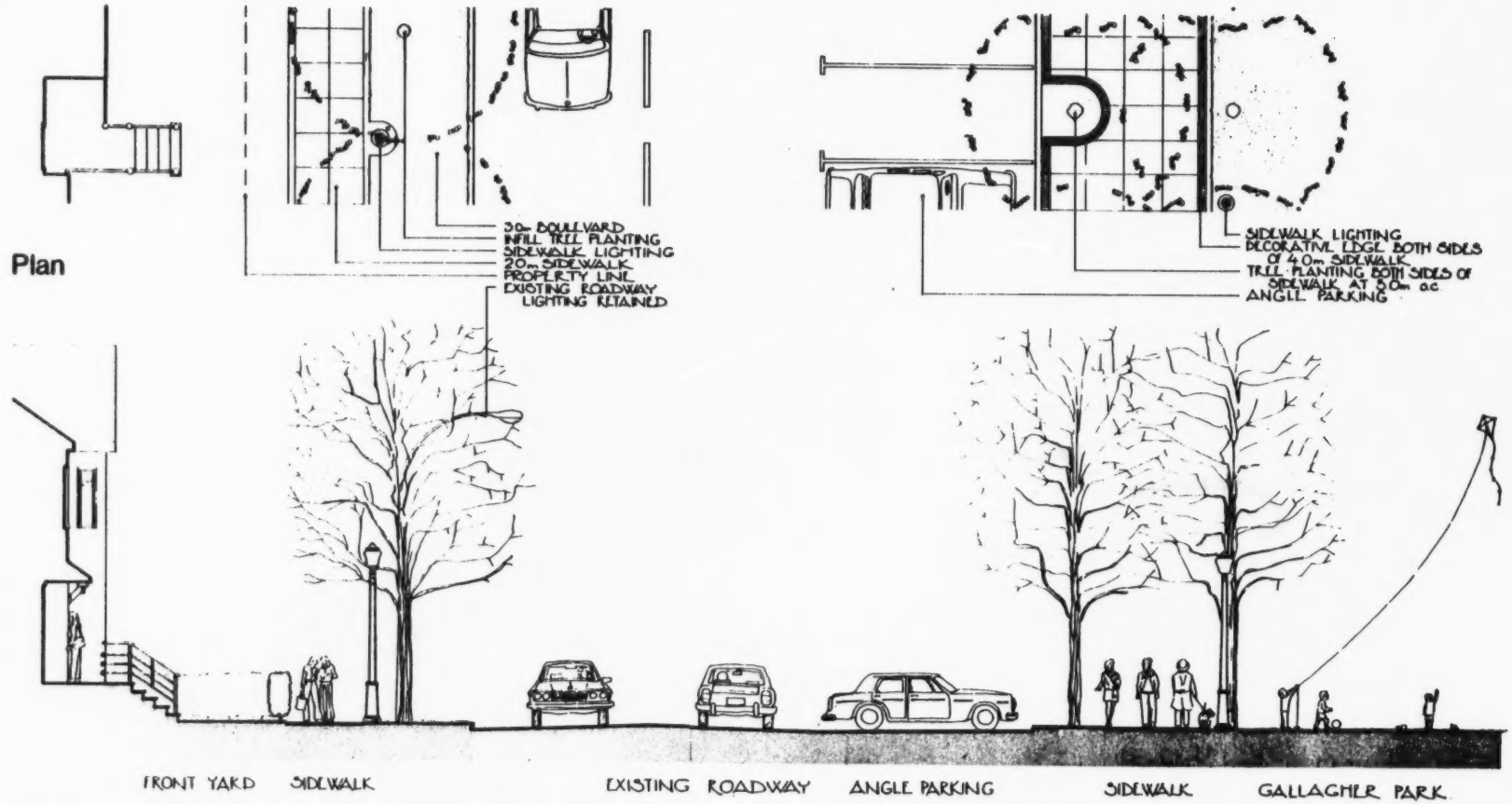
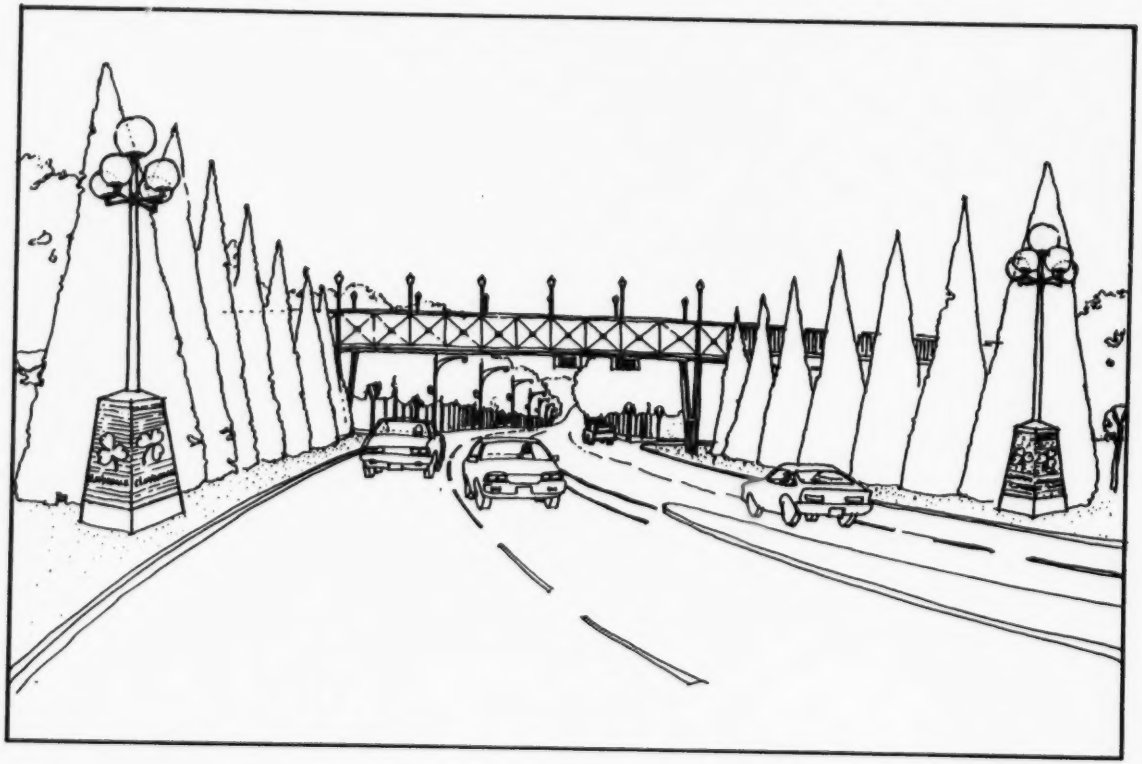
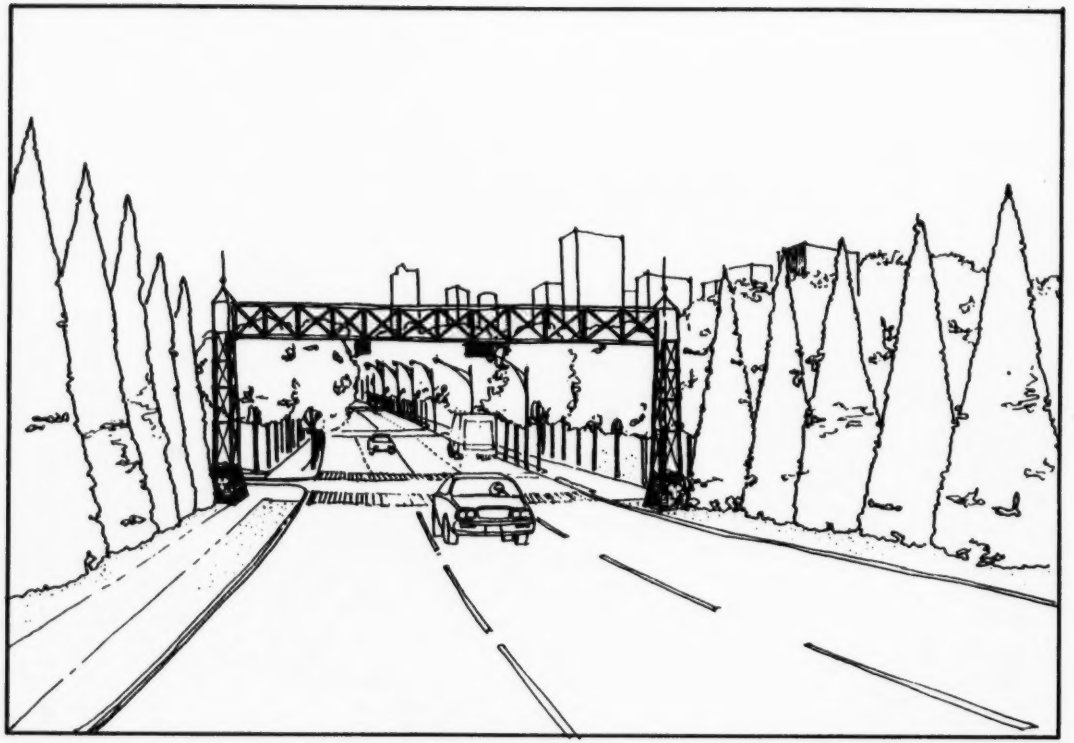


Figure 6 97 Avenue Streetscape Proposal



98 Avenue West Gateway at 96a Street Pedestrian Bridge

Figure 7.1 West Gateway Improvement Proposal



98 Avenue East Gateway at 91 Street

Figure 7.2 East Gateway Improvement Proposal

c) ***Land Disposal Policy 3:***

Property disposal will be phased so as to minimize negative impacts on the neighbourhood.

Explanation:

The release of City-owned land onto the market will be controlled in order that it will not adversely affect local real estate values.

This policy supports Objective No. 20 of this Area Redevelopment Plan.

3.10 Land Acquisition and Development Policies

a) ***Land Acquisition and Development Policy 1:***

The City will support a limited number of privately sponsored housing demonstration projects that would be open for public viewing through such incentives as providing land at less than market value, reserving sites, and tax concessions, provided that the costs to the City do not exceed the benefits received by the City and the neighbourhood from the projects.

Explanation:

This policy supports Objective No. 21 of this Area Redevelopment Plan.

b) ***Land Acquisition and Development Policy 2:***

The City will continue to acquire property within the Capital City Recreation Park in Cloverdale, identified as Area C, Map 11 - Land Disposal and Acquisition Areas, in order to complete the Park system.

Explanation:

The joint Capital City Recreation Park agreement specifies the eventual acquisition of all property within the boundaries of the Park by the City with funding provided by the Province.

This policy supports the Objective No. 21 of this Area Redevelopment Plan. Refer to Map 6 - Parks and Recreation improvements.

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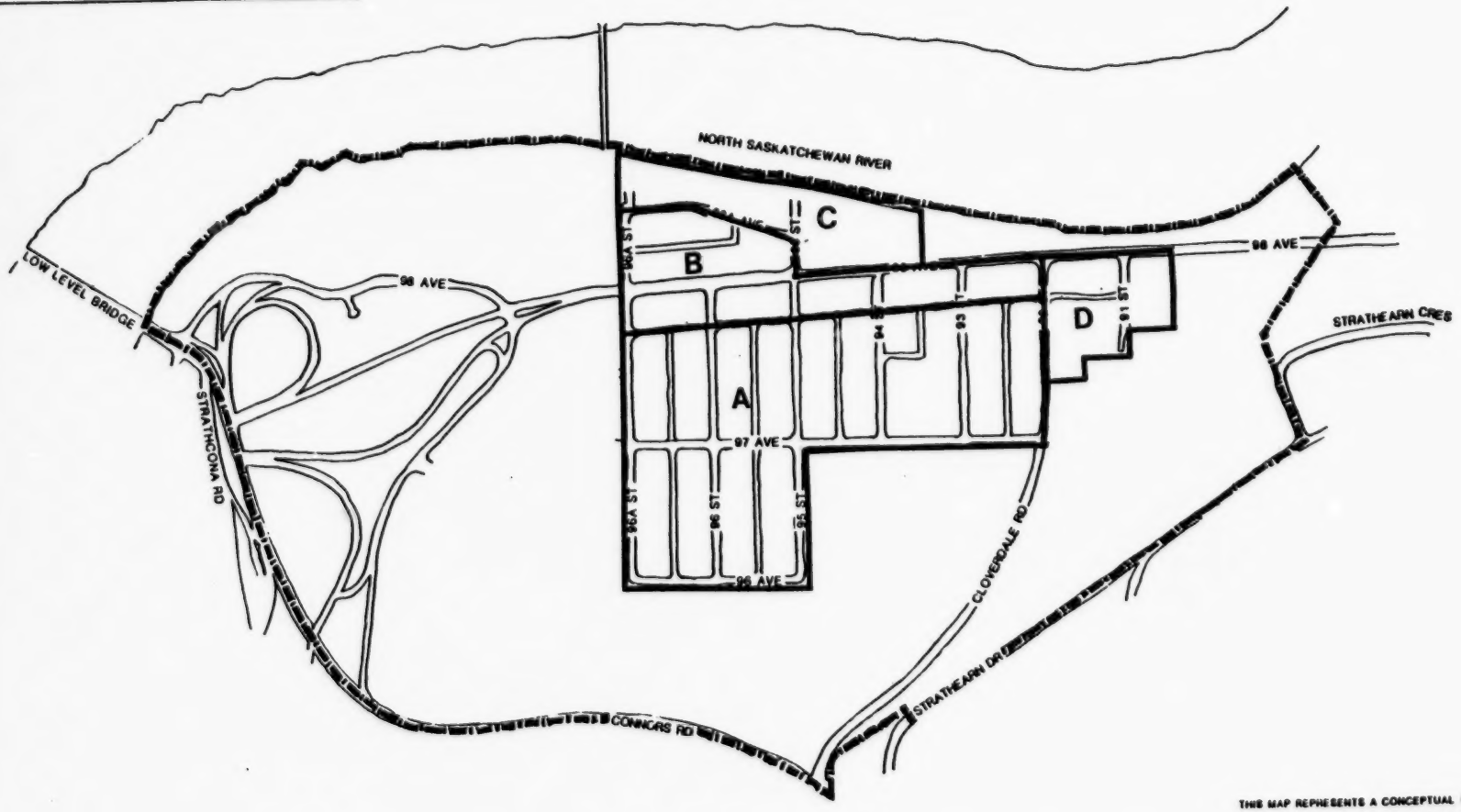
Map 11
Land Disposal and Acquisition Areas

Area A - Low Density Residential

Area B - Medium Density Residential and Neighbourhood Commercial

Area C - Capital City Recreation Park (CCRP) Area

Area D - East Cloverdale Medium Density Residential



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c) ***Land Acquisition and Development Policy 3:***

Private property owners in Area B and Area D, Map 11 - Land Disposal and Acquisition Areas, will be approached by the City, at various times, to explore ways to encourage redevelopment of their property along with the City's holdings.

Explanation:

The Real Estate and Supply Services Department will be exploring ways to sell public property and stimulate redevelopment in Cloverdale over the next few years. They will approach private owners to explore possible actions such as acquisitions, consolidations, trades, road and lane closures, replotting schemes, and joint ventures.

This policy supports Objective No. 21 of this Area Redevelopment Plan.

3.11 Fiscal Policies

a) ***Fiscal Policy 1:***

Funds derived from the disposition of publicly-owned lands in Cloverdale which must, by Provincial legislation, be credited to the Parkland Purchase Reserve Account, will be returned to that Account, but earmarked for the capital park improvements in Cloverdale recommended by this Plan, other than those improvements in the Capital City Recreation Park for which Provincial funding will be sought.

Explanation:

The proposed parks improvements of this plan are beyond the scope of development budgeted by the Parks and Recreation Department for this neighbourhood. This policy will allow the park works to be funded without contradicting Provincial legislation.

This policy amends current Council Policy in that funds derived from the disposition of park land will first be earmarked for use in a particular area - Cloverdale - before being returned generally to the Parkland Purchase Reserve Account.

b) ***Fiscal Policy 2:***

Funds derived from the disposition of publicly-owned property in Cloverdale, which would normally be credited to the Land Revolving Fund Account, will be credited to that Account.

Explanation:

This Policy generally conforms to Council policy in that revenues from land disposition will be transferred to the Land Revolving Fund.

Section 4 - Implementation Program

4.1 Introduction

The Cloverdale Area Redevelopment Plan Implementation Report outlines a comprehensive program necessary to implement the recommendations in the Area Redevelopment Plan. As the implementation program and budget must by necessity be flexible, they are not outlined in this Bylaw but rather in a companion document to the Area Redevelopment Plan. The Implementation Report is to be presented to City Council for approval in conjunction with the presentation of this Bylaw.

The Implementation Report presents a four year schedule and budget, with an explanation of the ongoing planning implementation process, a description of the actions necessary to complete each capital project and a description of a cost/benefit financial analysis of the Cloverdale revitalization program.

The implementation program will be coordinated by the Planning and Building Department, but carried out by other City Departments, other levels of government, the Cloverdale Community League and Cloverdale residents. Real Estate and Supply Services will be responsible for land disposal and land acquisition. The Parks and Recreation, Water and Sanitation, and Transportation Departments will be responsible for undertaking capital improvements to parks, sewers and the transportation system in Cloverdale.

The Planning and Building Department will coordinate the implementation of those works which require an interdepartmental, urban design approach to implementation, namely the streetscape improvements, the Capital City Recreation Park plaza and the community gateways. In order to do this, the Planning and Building Department will be given capital budget funding by Council, specifically directed towards Cloverdale works, and these funds will be transferred to the Departments when appropriate, in order to have the works undertaken.

Section 5 - Proposed Land Use Bylaw Districts

5.1 Introduction

The Cloverdale Area Redevelopment Plan proposes one Direct Development Control District. Part of Cloverdale will be redistricted from RF3 - Low Density Redevelopment and A-Metropolitan Recreation to the Cloverdale Direct Development Control District (Medium Density Residential). The proposed development regulations for the Cloverdale Direct Development Control District appear in this Section 5.7 of the Plan.

The RF3 - Low Density Redevelopment District and the CNC - Neighbourhood Convenience Commercial District in Cloverdale have been modified by the application of a Statutory Plan Overlay found in Section 820J of the Edmonton Land Use Bylaw No. 5996. All applicants for developments in these Districts are advised to refer to the Edmonton Land Use Bylaw No. 5996 for specific reference to the provisions of the Statutory Plan Overlay.

A list of land use districts in Cloverdale and the provisions of the Cloverdale Direct Development Control District (Medium Density Residential) follow.

5.2 RF3* - Cloverdale Low Density Redevelopment District (Section 140, Land Use Bylaw)

5.2.1 Area of Application

The existing residential area of Cloverdale which lies south of the lane south of 98 Avenue, west of 92 Street, east of 96A Street and north of Gallagher Park and the Edmonton Ski Club.

5.2.2 Rationale

To provide a district primarily for single detached and semi-detached housing in order to achieve the intent of Sections 2.3, 2.4, 3.2 and 3.6 of this Plan.

5.2.3 Discretionary Development Guidelines

Discretionary Uses which have the following characteristics are discouraged:

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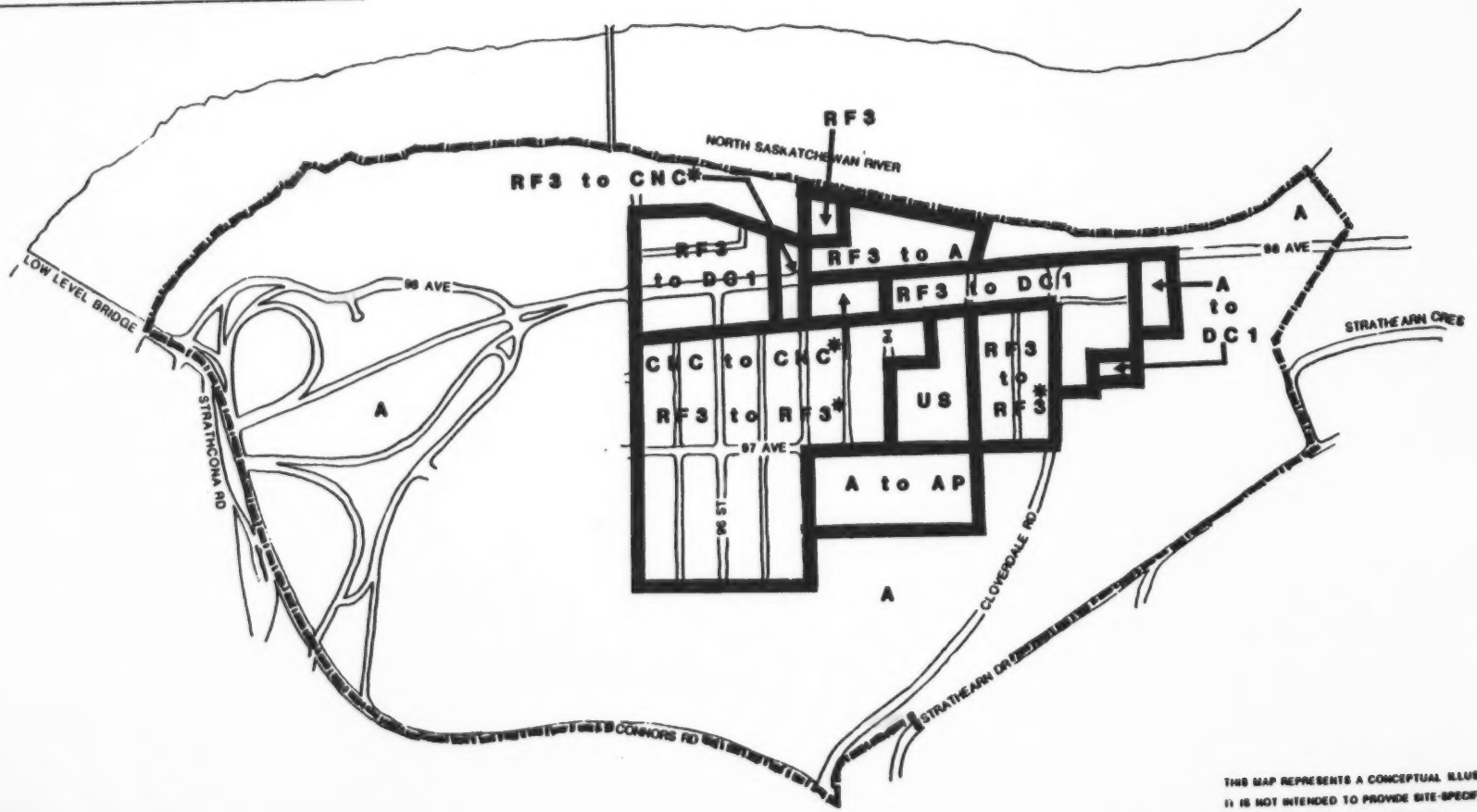
Map 12
Proposed Land Use Districts

RF3, CNC, & AtoRF3*, CNC*, AP, DC1



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5.2.3.1 Row Housing, Apartment Housing and Stacked Row Housing, in buildings with 4 dwellings, are not considered appropriate except on corner sites, given the bulk of such buildings in interior sites being out of character with the community.

5.3 CNC* - Cloverdale Neighbourhood Convenience Commercial District (Section 310, Land Use Bylaw)

5.3.1 Area of Application

The existing commercial area in Cloverdale lying south of 98 Avenue between 94 and 95 Streets, and 2 lots each on the northwest and southwest corners of the intersection of 98 Avenue and 95 Street.

5.3.2 Rationale

To provide a district for convenience commercial and personal service uses which are intended to serve the day-to-day needs of residents and the small scale needs of Capital City Recreation Park users in order to achieve the intent of Sections 2.3, 2.4 and 3.3 of this Plan.

5.3.3 Discretionary Development Guidelines

Discretionary Uses which have the following characteristics are discouraged:

5.3.3.1 Gas Bars and Minor Service Stations are not considered appropriate given the intended retail character for the District.

5.4 US - Urban Services District (Section 510, Land Use Bylaw)

5.4.1 Area of Application

The Bennett School site, between 93 and 94 Streets, north of 97 Avenue.

5.4.2 Rationale

To provide a district for publicly-owned facilities of an institutional or community service nature in order to achieve the intent of Section 2.4 of this Plan.

5.5 A - Metropolitan Recreation District (Section 540, Land Use Bylaw)

5.6.1 Area of Application

Generally all of the land outside the residential Cloverdale area including the nature preserve area east of Cloverdale Hill Road, Gallagher Park south of 97 Avenue, the Edmonton Ski Club area south of 96 Avenue, the Muttart Conservatory area west of 96A Street, and the Capital City Recreation Park north of 98 and 98A Avenues.

5.6.2 Rationale

To provide a district for publicly-owned, regional recreational facilities in order to achieve the intent of Sections 2.3, 2.4 and 3.5 of this Plan.

5.6 AP - Public Parks District (Section 530, Land Use Bylaw)

5.5.1 Area of Application

That part of Gallagher Park lying south of 97 Avenue between 93 and 95 Streets.

5.5.2 Rationale

To provide an area of public land for active and passive recreational uses and a community league facility in order to achieve the intent of Sections 2.3, 2.4 and 3.5 of this Plan.

5.7 DC1 - Residential Direct Control District (Section 710, Land Use Bylaw)

5.7.1 Area of Application

Three areas - North Cloverdale, from 98 Avenue to 98A Avenue and from 95 to 96A Streets; East Cloverdale, south of 98 Avenue and east of 92 Street; and the area from 98 Avenue to the lane south of 98 Avenue from 92 to 96A Streets.

5.7.2 Rationale

To provide a district for medium-density housing in the neighbourhood, which accommodates an increase in population and allows for a variety of housing forms in order to achieve the intent of Sections 2.3, 2.4, 3.2 and 3.6 of this

Plan. These provisions are primarily concerned with developments being sensitive towards the existing scale and character of the neighbourhood, encouraging buildings to "front" public roadways and usable open spaces within the developments.

5.7.3 Uses

5.7.3.1 Apartment Housing.

5.7.3.2 Stacked Row Housing including Row Housing and Linked Housing.

5.7.3.3 Single detached, Semi-detached, and Duplex Housing where lawfully existing on sites at the date of adoption of this Bylaw.

5.7.3.4 Homecrafts.

5.7.3.5 Offices-in-the-Home.

5.7.3.6 Group Homes.

5.7.3.7 Foster Homes.

5.7.3.8 Daytime Child Care Services.

5.7.3.9 Religious Assembly.

5.7.3.10 Limited Group Homes.

5.7.4 Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw.

5.7.4.1 The maximum density shall be 125 dwellings/ha (50.6 dwellings/acre).

5.7.4.2 The minimum site area shall be 735 m^2 (7,900 sq. ft).

5.7.4.3 The minimum site width shall be 20 m (65.5 ft.)

5.7.4.4 The maximum floor area ratio shall be 1.5.

5.7.4.5 The maximum height shall not exceed 12 m (39.4 ft.) nor 3 storeys.

a) Adjacent to all public roadways, including lanes, the third storey shall be predominantly set back from the building face so as to not compromise the 2 storey appearance of the front. In addition, this appearance is to be enhanced by strong horizontal architectural features at the top of the second storey level, which can be accomplished by cornices, eaves, handrails or other similar features. Every effort shall be made to ensure these features are compatible with adjacent buildings.

5.7.4.6 The minimum required front yard shall be:

a) 8 m (26.2 ft.) along 98 Avenue, and
b) 4.5 m (14.8 ft.) along other frontages, except that in the area east of 92 Street, the Development Officer may reduce this requirement to 3.0m where the front lot line faces a public park.

The majority of building face on any site shall be constructed at this minimum front yard line.

5.7.4.7 The minimum required rear yard shall be 7.5 m (24.6 ft.).

5.7.4.8 Notwithstanding the provisions of Section 5.7.4.7, the minimum required rear yard may be reduced to 1m (3.3 ft.) if a courtyard with a depth of at least 7.5m (24.6 ft.) open to the rear of the site, is provided. The opening of this courtyard, open to the rear, must extend for a minimum of 50% of the site width.

5.7.4.9 The minimum required side yard shall be:

a) the same as if it were a front yard if adjacent to a public roadway, including a lane, and
b) in all other instances, nil.

5.7.4.10 In order to establish and reinforce a sense that people live along the public roadway, the design of the fronts of buildings should include such architectural features as porches, stoops, special

front door articulation, bay windows, gateway trellises, and other similar devices.

5.7.4.11 Each development should have a continuity of front doors, which shall be residential entries either to individual dwellings or to groups of dwellings, in order to achieve an appearance similar to a low density dwelling area. Those dwellings on the first storey which are adjacent to a public roadway shall have entries directly oriented to that public roadway.

5.7.4.12 Buildings on corner sites should have dwellings facing both public roadways and front entries on both roadways.

5.7.4.13 For corner sites similar materials should be used on the facades along both the front and flanking side of the building. The building should extend along both site boundaries.

5.7.4.14 Buildings which are adjacent to one another at side property lines should to be designed to minimize the extent of blank adjacent walls. The profile of building walls and roof lines should be compatible with adjacent buildings and roof lines.

5.7.4.15 Open spaces within and around a site should be designed and landscaped so that they are attractive for use by the site's residents.

5.7.4.16 Larger projects should take into consideration the provision of pedestrian access through the project from the street to the lane.

5.7.4.17 Parking shall generally be provided in accordance with the requirements of Section 66 of the Land Use Bylaw; however, the Development Officer may vary those requirements pursuant to Clause (2) of Section 66.1 of the Land Use Bylaw.

5.7.4.18 On-site parking should not be visible from a public roadway other than a lane.

5.7.4.19 Access to on-site parking shall be from lanes. Where no lane is available, access may be from the public roadway. The number of accesses across a sidewalk is to be minimized.

5.7.4.20 Single Detached, Semi-detached, and Duplex Housing in this District shall be developed in accordance with the provisions of the RF3 District of the Land Use Bylaw.

5.7.4.21 Offices-in-the-Home shall be developed in accordance with Section 84 of the Land Use Bylaw.

5.7.4.22 Homecrafts shall be developed in accordance with Section 85 of the Land Use Bylaw.

5.7.4.23 Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.

5.7.4.24 Notwithstanding the minimum site area and minimum site width provisions of this District, Religious Assembly uses shall be developed in accordance with Section 81 of the Land Use Bylaw.

5.7.4.25 Daytime Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw.

5.7.4.26 Signs shall be allowed in this District as provided for in Schedule 79B and in accordance with the general conditions of Section 79.1 to 79.9 inclusive of the Land Use Bylaw.

5.7.4.27 The Development Officer may grant relaxations to the provisions of this District if, in his opinion, such a variance would be in keeping with the General Purpose of this District and would not affect the amenities, use, enjoyment and value of neighbouring properties.